

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING FUTURE LAND USE ELEMENT POLICY FL.02.04, WHITE OAK PLANTATION LIMITED DEVELOPMENT OVERLAY DISTRICT; AMENDING THE FUTURE LAND USE MAP SERIES MAP FLUMS-5, WHITE OAK PLANTATION LIMITED DEVELOPMENT OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, White Oak Plantation is an agricultural- and silvicultural- based single-user property which supports other uses that are not commonly found in agricultural areas of the County. Those uses include a significant animal conservation program supported by White Oak Conservation Holdings, LLC, a conference facility, golf facilities, a dance studio and entertainment space, lodging, residences for staff, administrative space for White Oak Plantation, a variety of indoor and outdoor recreational facilities, and various buildings and sheds associated with agricultural, conservation and maintenance activities.

WHEREAS, the uses and activities allowed in White Oak Plantation and the conditions of developing these uses is governed by the White Oak Plantation Limited Development Overlay, adopted in the 2030 Nassau County Comprehensive Plan in Policy FL.02.04 and depicted in Map FLUMS-5; and

WHEREAS, the 2030 Nassau County Comprehensive Plan periodically 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 application on September 4, 2018 and voted to recommend approval to the Board of County Commissioners and for transmittal of this application; and

WHEREAS, the Florida Division of Community Planning 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(a), F.S.; and

WHEREAS, the Board of County Commissioners held a public hearing for adoption of this amendment on October 22, 2018; and

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

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, as amended, and is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan.

SECTION 2. AMENDMENTS

1. Policy FL.02.04 of the Nassau County Comprehensive Plan is hereby amended and adopted as set forth in Exhibit "A" attached hereto and made a part hereof.
2. Map FLUMS-5 of the adopted Future Land Use Map Series (FLUMS-5) is hereby amended and adopted as set forth in Exhibit "B" attached hereto and made a part hereof.

This amendment affects only those policies and maps referenced in Exhibits "A" and "B"; all other maps, goals, objectives and policies of the adopted Nassau County Comprehensive Plan shall remain as currently adopted.

SECTION 3. 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 4. EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of State. This Ordinance shall become effective 31 days after the state land planning agency notifies Nassau County that the plan amendment package is complete. 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 22nd day of October, 2018 by the Board of County Commissioners of Nassau County, Florida.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



PAT EDWARDS
Its: Chairman

ATTEST as to Chairman's Signature:



John A. Crawford
Its: Ex-Officio Clerk

MES
10-24-18

Approved as to form by the
Nassau County Attorney



Michael S. Mullin
County Attorney

Policy FL.02.04

White Oak Plantation Limited Development Overlay District

White Oak Plantation is an agricultural- and silvicultural- based single-user property which supports other uses that are not commonly found in agricultural areas of the County. ~~These~~Those uses include a ~~large~~significant animal conservation program, supported by ~~the Howard Gilman Foundation~~White Oak Conservation Holdings, LLC, a conference facility, golf facilities, a dance studio and entertainment space, ~~ledge~~lodging, residences for staff, administrative space for White Oak Plantation ~~and Gilman Building Products~~, a variety of indoor and outdoor recreational facilities, and various buildings and sheds associated with agricultural, conservation and maintenance activities. Under this White Oak Plantation Limited Development Overlay ~~these~~those existing uses of the property may be expanded to the extent described below. ~~These uses~~and are found to be compatible with the objectives of the Nassau County Comprehensive Plan.

A. The uses and activities allowed under this Limited Development Overlay, and related conditions, are as follows:

1. Traditional agricultural and silvicultural uses subject to appropriate best management practices.
2. Environmental conservation, research and education programs associated with animal conservation and the property's natural resources including veterinary, zoological, environmental, silvicultural and agricultural sciences.
3. An internationally known conservation center specializing in the breeding of rare and endangered animal species.
4. Resource-based recreational uses that are common to agricultural lands including hunting, fishing, boating, hiking, bird watching, nature study, horseback riding and similar activities.
5. ~~A golf course~~Golf facilities.
6. A conference facility.
7. Entertainment space, dance studio, and a rehearsal and workshop space.
8. ~~Lodge~~Lodges associated with all White Oak Plantation activities not to exceed one hundred ~~twenty (120)~~fifty (150) rooms.
9. Residences for use by White Oak Plantation, including residences for staff.
10. Administrative space for ~~the Howard Gilman Foundation, Gilman Building Products and other Foundation~~White Oak Conservation Holdings, LLC and related entities of no more than 45,000 square feet (but not including offices that make up no more than fifteen (15) percent of the space in agricultural, maintenance or other primary use ~~building~~buildings or small ancillary offices that support predominantly outdoor activities).
11. Various buildings and sheds associated with agricultural, conservation and

maintenance activities.

12. Facilities-based indoor and outdoor recreational and entertainment uses and activities including tennis, swimming, field sports, bowling, billiards, dining and food services, lounge and bar, fitness and health, and other similar used for the entertainment of guests.
13. An education, ~~learning center~~ and nature center including temporary student housing.
14. White Oak Plantation shall continue to provide and maintain its own roadway, potable water, sewage disposal, fire fighting, security, stormwater, and solid waste collection and recycling systems.
15. White Oak Plantation shall continue to maintain all internal roadways and parking areas appropriate to their function, with White Oak Plantation determining the selection of surface material, and in such manner to support emergency access.
16. White Oak Plantation shall adhere to the following procedures in adhering to the technical codes adopted by Nassau County.
 - a. White Oak Plantation will retain an engineer or architect who will serve as an inspector pursuant to Section 105.3 of the Code. Such engineer or architect shall submit his/her credentials pursuant to Section 468 F.S. to the County Building Official who will certify such architect or engineer as being qualified to perform building inspections;
 - b. White Oak Plantation will file the standard building permit application and two drawing sets with wind loading design signed and sealed by an engineer;
 - c. Upon issuance of the building permit, the qualified inspector shall perform all inspections except the Certificate of Occupancy as required by the Code and file certified inspection reports on all inspections that are required by the adopted code;
 - d. The County Building Official shall be responsible for the Certificate of Occupancy inspection; and
 - e. The County building Official or Building Department staff may visit any building project that is permitted pursuant to this paragraph at any time during construction and make such inspections as the Building Official deems necessary.
17. All future buildings and animal facilities shall be at least 100 feet from any property line.
18. Because the terms and conditions of this Overlay are detailed and site specific, Development review requirements shall not apply to development associated with the uses and activities allowed under this Limited Development Overlay. Only building and related permits (electrical, plumbing, etc-), where required, will be

necessary for further implementation of this Overlay.

19. This overlay does not exempt the owner from obtaining appropriate required permits from the State of Florida, the United States Government, or the St. Johns River Water management District, or Nassau County, except as Nassau County codes are affected by the language of this Overlay.
20. Since this Overlay was adopted by the County Commission prior to the adoption of the County's Concurrency Ordinance, the development contemplated by this Overlay is exempt from the Concurrency Ordinance.

EXHIBIT B

Ordinance 2018-39



White Oak Plantation
Limited Development Overlay District
Future Land Use Map Series FLUMS-5



NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA