

**ORDINANCE 2023- 027**

**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; 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 Plan 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**, Wildlight LLC (“Wildlight”) is the owner of certain parcels within the East Nassau Employment Center Detailed Specific Area Plan (the “DSAP”) Central Planning Area within the ENCPA; and

**WHEREAS**, Wildlight has authorized England-Thims & Miller, Inc and Driver, McAfee, Hawthorne & Diebenow, PLLC, to file Application CPA2023-005 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 Nassau County Board of County Commissioners (the “Board”) 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;

**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 LPA and the Board have in the preparation of the amendments to the Nassau County 2030 Comprehensive Plan 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 for transmittal and adoption of this amendment 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

**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:**

**SECTION 1. FINDINGS.**

The FLUM amendment is based upon the following Findings of Fact:

- a) The FLUM amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- b) Wildlight LLC (“Wildlight”) is the owner of certain parcels within the East Nassau Employment Center Detailed Specific Area Plan Central Planning Area within the ENCPA.
- c) England-Thims & Miller and Driver, McAfee, Hawthorne & Diebenow, PLLC, are authorized to file Application CPA23-005 to change the Future Land Use Map classification of the lands described herein owned by Wildlight.
- d) Wildlight has not been granted a change of Future Land Use Map designation on the subject property within the previous twelve (12) months.
- e) The FLUM amendment is consistent with the applicable sections of the Nassau County Land Development Code and 2030 Comprehensive Plan.

- f) The FLUM complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policies FL.01.04 and FL.13.14.

Upon consideration of the application, supporting documents, staff analysis, the recommendation of the Planning and Zoning Board, and public comments received at the public hearings for application CPA23-005, the Commission finds that the amendment is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

**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. 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.

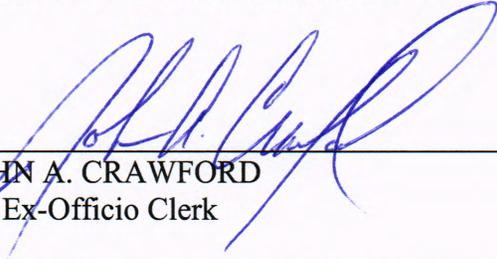
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**ADOPTED THIS 9th DAY OF October, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
Klynt Farmer  
Chairman

ATTEST AS TO CHAIRMAN’S SIGNATURE:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

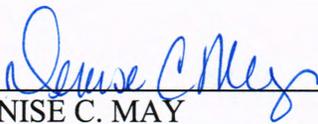
  
\_\_\_\_\_  
DENISE C. MAY

EXHIBIT A  
 FLUMS-6: The East Nassau Community Planning Area Master Land Use Plan

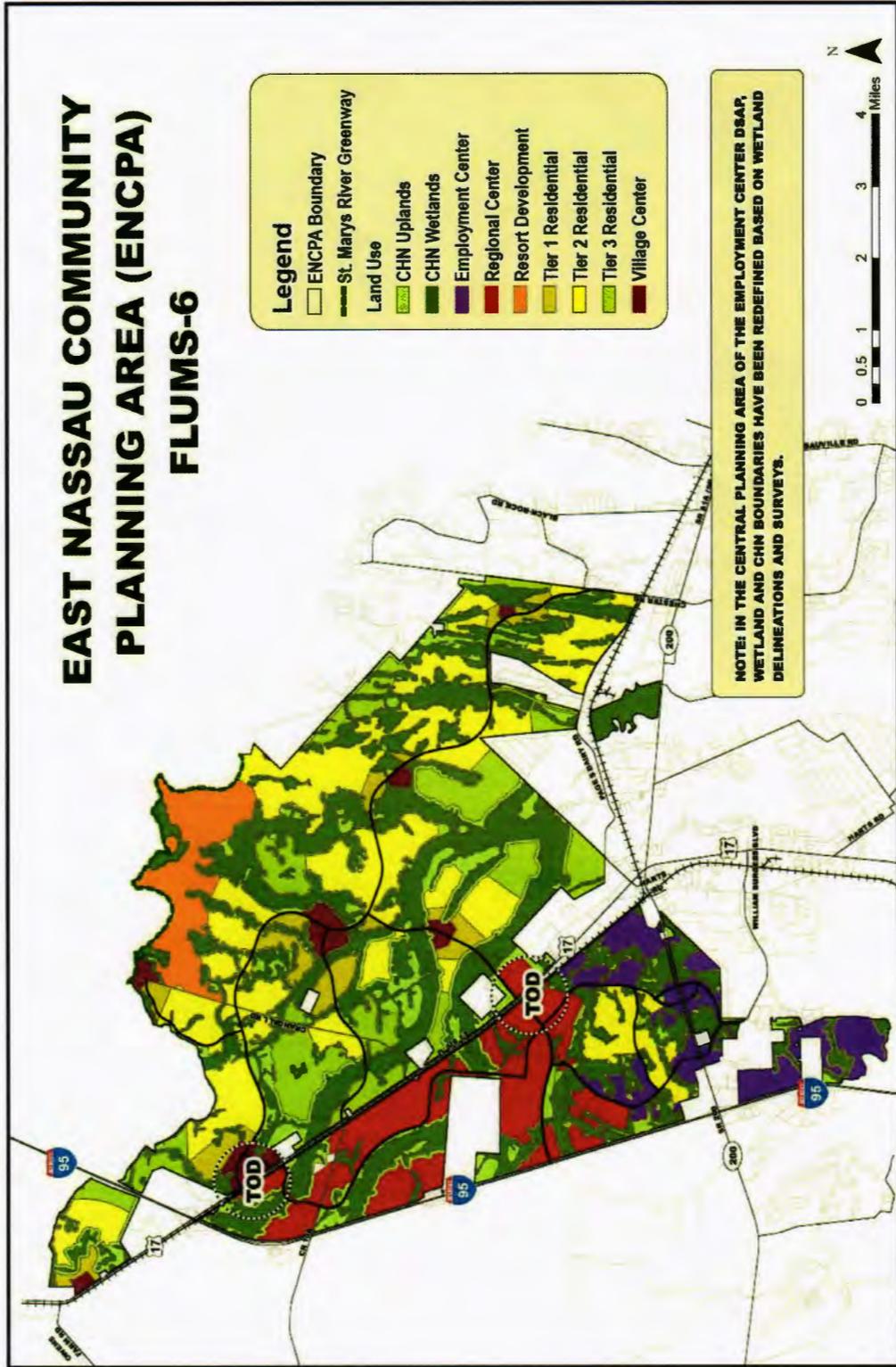
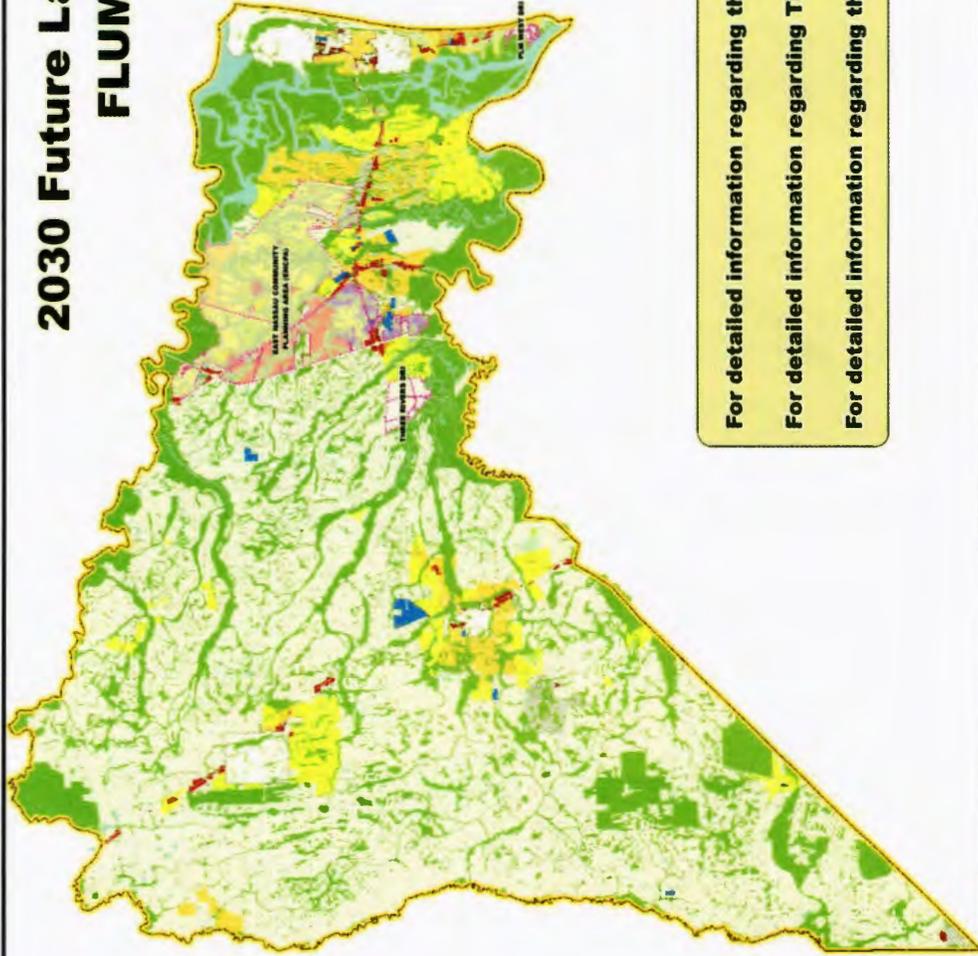


EXHIBIT B  
FLUMS-1: 2030 Future Land Use Map

# 2030 Future Land Use Map FLUMS-1



- Legend**
- CONSERVATION (CSV I and II)
  - AGRICULTURE (AGR)
  - LOW DENSITY RESIDENTIAL (LDR)
  - MEDIUM DENSITY RESIDENTIAL (MDR)
  - HIGH DENSITY RESIDENTIAL (HDR)
  - COMMERCIAL (COM)
  - INDUSTRIAL (IND)
  - RECREATION (REC)
  - PUBLIC BUILDINGS AND FACILITIES (PBF)
  - MULTI-USE (MU)
  - INCORPORATED
  - WATER
  - COUNTY BOUNDARY

**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. 2023-027, which was filed in this office on February 5, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh