



PROPOSED LAND DEVELOPMENT CODE AMENDMENT

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INTRODUCED BY:	Planning & Economic Opportunity Dept.
REQUESTED ACTION:	Amend LDC (Ord. 97-19, as amended) Article 1, Section 1.02, Relationship to Comprehensive Plan, Section 1.07 Of the Land Development Code, Official Zoning Map

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

This ordinance would amend Sections 1.02 and 1.07 of the Land Development Code (Ord. 97-19, as amended). These proposed amendments would clarify that both the official Future Land Use Map (FLUM) and Official Zoning Map for the unincorporated areas of Nassau County are maintained in electronic format, i.e. Geographic Information System (GIS) through the Nassau County Property Appraiser's Office (under the GIS director) and that they are available to the public through that office's website or by contacting the Department of Planning & Economic Opportunity.

In 2007, Section 1.07 of the LDC was amended to state that an electronic (GIS) map could serve as the official zoning map (Ord. 2007-05). Since that time, the GIS map maintained by the Property Appraiser's Office has functioned as the official zoning map.

The proposed amendments clarify that this is the case and the Property Appraiser's Office is responsible for maintenance of this map, while affirming that planning department (PEO) is responsible for the processing of rezoning or other zoning-related amendments to the map.

The responsibility for maintenance of the official Future Land Use Map (FLUM) was not previously addressed in the LDC. The proposed amendments Section 1.02, Relationship to Comprehensive Plan, affirm that the official Future Land Use Map (FLUM) is maintained in electronic format by the Property Appraiser's Office as the official zoning map is.

CONSISTENCY WITH COMPREHENSIVE PLAN

Applicable Plan Reference	Determination of Consistency
FL.10.05	✓
FL.11.01	✓

Policy FL.10.05

"The County shall review existing regulations in the Land Development Code and revise as necessary in order to implement the Future Land Use Plan."



Policy FL.11.01

"Nassau County will regulate the use of land only for valid public purposes and in a reasonable manner, in accordance with the Bert J. Harris, Jr., Private Property Rights Protection Act (Sec. 70.001 F.S.)".

The proposed ordinance will clarify the current responsibilities for the maintenance of the Future Land Use Map (FLUM) and official Zoning Map.

It supports a valid public purpose and is otherwise consistent with the County's Comprehensive Plan.

CONSISTENCY WITH EXISTING LAND DEVELOPMENT CODE

The proposed amendments will not be in conflict with any other existing provisions of the Land Development Code.

CONCLUSION

Staff finds the requested action to be consistent with the Nassau County Comprehensive Plan and the existing Land Development Code. Therefore, staff recommends that the Ordinance be approved.

Submitted by:

A blue ink signature of Doug McDowell, written in a cursive style.

Doug McDowell, AICP
Principal Planner