



PROPOSED LAND DEVELOPMENT CODE AMENDMENT

PROPOSED AMENDMENT

INTRODUCED BY:	Planning & Economic Opportunity Dept.
REQUESTED ACTION:	Amend LDC (Ord. 97-19, as amended) Article 20, Industrial Warehouse (IW), Section 20.01; and amend Article 32, Definitions.

*** 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 several sections of the Land Development Code (Ord. 97-19, as amended). These proposed amendments would accomplish the following:

First, it proposes to amend Article 20, the Industrial, Warehouse (IW) zoning district, to allow marine/waterfront industrial uses as permitted uses. There are limited areas where such uses have historically operated in unincorporated area of the County. However, the County's industrial zoning district do not specifically address maritime or waterfront industrial uses such as wharves and docks, commercial fishing establishments, boatyards and facilities for the construction, maintenance, and repair of vessels. This amendment would allow such historical uses to continue on these properties.

Second, it proposes to amend Article 32, Definitions, adding a definition for "community residential home" (see above), consistent with that found in state law (Ch. 419.001, F.S.) and revising the definition of "group home". It is also adding definitions for "single-family dwelling, detached" and "functional family" based on the recommendations of the Nassau County Essential Housing Action Committee. The Essential Housing Advisory Committee (EHAC) is recommending changing the definition of family to one that is more aligned with the changing dynamics of the family structure. The current definition is outdated. In addition the, EHAC recommends removing "Dwelling, one single-family" and replacing it with "Dwelling, single-family detached" so that is consistent with the new "Functional Family" definition.



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 streamline and clarify permitted and conditional uses in the IW zoning district and encourage development patterns that support the goals of the Comprehensive Plan. It will update the Land Development Code to include definitions consistent with state law and current planning practices. 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 handwritten signature in blue ink, appearing to read "Doug McDowell".

Doug McDowell, AICP
Principal Planner