

ORDINANCE 2020 - ____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING ARTICLE 1, SECTION 1.02 OF THE LAND DEVELOPMENT CODE, RELATIONSHIP TO COMPREHENSIVE PLAN, AMENDING ARTICLE 1, SECTION 1.07 OF THE LAND DEVELOPMENT CODE, OFFICIAL ZONING MAP; PROVIDING THAT THE OFFICIAL FUTURE LAND USE MAP AND OFFICIAL ZONING MAP OF NASSAU COUNTY IS MAINTAINED IN ELECTRONIC FORMAT THROUGH THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE AND AVAILABLE TO THE PUBLIC THROUGH THAT OFFICE'S WEBSITE OR BY CONTACTING THE COUNTY PLANNING DEPARTMENT; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Policy FL.10.05 of the Nassau County Comprehensive Plan requires the County to review existing regulations in the Land Development Code and revise as necessary in order to implement the Future Land Use Plan; and

WHEREAS, the Board of County Commissioners has found it in the best interest of the citizens of Nassau County to amend the Code of Ordinances; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Ordinance March 3, 2020 and voted to recommend approval.

WHEREAS, the Board of County Commissioners of Nassau County, Florida conducted a public hearing on this ordinance on July 6, 2020.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida:

SECTION 1. FINDINGS

This Ordinance is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan, in particular, Policies FL.01.01, and FL.10.05.

SECTION 2. AMENDMENT

- A. Article 1 of the Land Development Code, General, Section 1.02, Relationship to Comprehensive Plan, is amended as set forth herein:

Section 1.02. - Relationship to comprehensive plan.

Section 163.3201, Florida Statutes, provides that the adoption and enforcement of this Land Development Code shall be based on, be related to, and be a means of implementation for the Nassau County Comprehensive Plan. Section 163.3194(1)(b), Florida Statutes, requires that all land development regulations be consistent with the comprehensive plan of the enacting local government. A land development regulation, or development order issued there under, shall be found consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing

or other aspects of development permitted by such order or regulation, are compatible with and further the objectives, policies, land uses and densities or intensities in the comprehensive plan, and if it meets all other criteria enumerated by the local government. [The official Future Land Use Map of Nassau County is maintained in electronic format through the County Property Appraiser's office and available to the public through that office's website or by contacting the County Planning Department.](#)

- B. Article 1 of the Land Development Code, General, Section 1.07, Official Zoning Map is amended as set forth herein:

Section 1.07. - Official zoning map.

There is hereby adopted an official Zoning Map of Nassau County, a copy of which is made a part of this Code by reference. [The County Planning Department is responsible for processing rezoning and other zoning amendment applications. The official zoning map of Nassau County is maintained in electronic format through the Nassau County Property Appraiser's office and available to the public through that office's website or by contacting the County Planning Department.](#) ~~The official zoning map shall be maintained by the growth management department. The growth management department is responsible for tracking rezonings and any other zoning amendments by reference to the ordinance number and shall maintain a current copy on public display in their offices. An electronic version, kept as a GIS map, may also be used as the official zoning map.~~

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 take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

PASSED and ADOPTED this _____ day of _____, 2020.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

DANIEL B. LEEPER,
Its: Chairman

ATTEST as to Chairman's Signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:

MICHAEL S. MULLIN,
County Attorney