

**ORDINANCE 2022-\_\_\_\_\_**

**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; PROVIDING FOR SEVERABILITY; 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 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**, Raydient LLC dba Raydient Places + Properties LLC (Raydient) is the owner of parcels comprising approximately 14,907 acres within the ENCPA; and

**WHEREAS**, Raydient has authorized England-Thims & Miller, Inc and Driver, McAfee, Hawthorne & Diebenow, PLLC, to file Application CPA2021-009 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 Planning and Zoning Board, acting in their capacity as the Local Planning Agency for Nassau County, conducted a public hearing on this amendment on May 3, 2022; and

**WHEREAS**, the Board of County Commissioners held a public hearing for transmittal of this amendment on May 23, 2022; and

**WHEREAS**, the Florida Division of Community Planning 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 Board of County Commissioners held a public hearing for adoption of this amendment on \_\_\_\_\_, 2022; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 and 163, Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1. FINDINGS.** The FLUM amendments comply with the Goals, Objectives, and Policies of the 2030 Comprehensive Plan, in particular Policy FL.13.14 for approval of said amendments by the Board of County Commissioners and that the amendments are consistent with the ENCPA principles contained in the Comprehensive Plan.

**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. SEVERABILITY.** If any provision or portion of this Ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all the remaining provisions and portions of this Ordinance shall remain in full force and effect.

**SECTION 4. 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(4), 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.

**PASSED AND DULY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA

By: \_\_\_\_\_  
Aaron Bell, Chair

ATTEST:

APPROVED AS TO CONTENT AND FORM:

By: \_\_\_\_\_  
John Crawford, Ex Officio  
Clerk to the Board

By: \_\_\_\_\_  
Denise May  
County Attorney

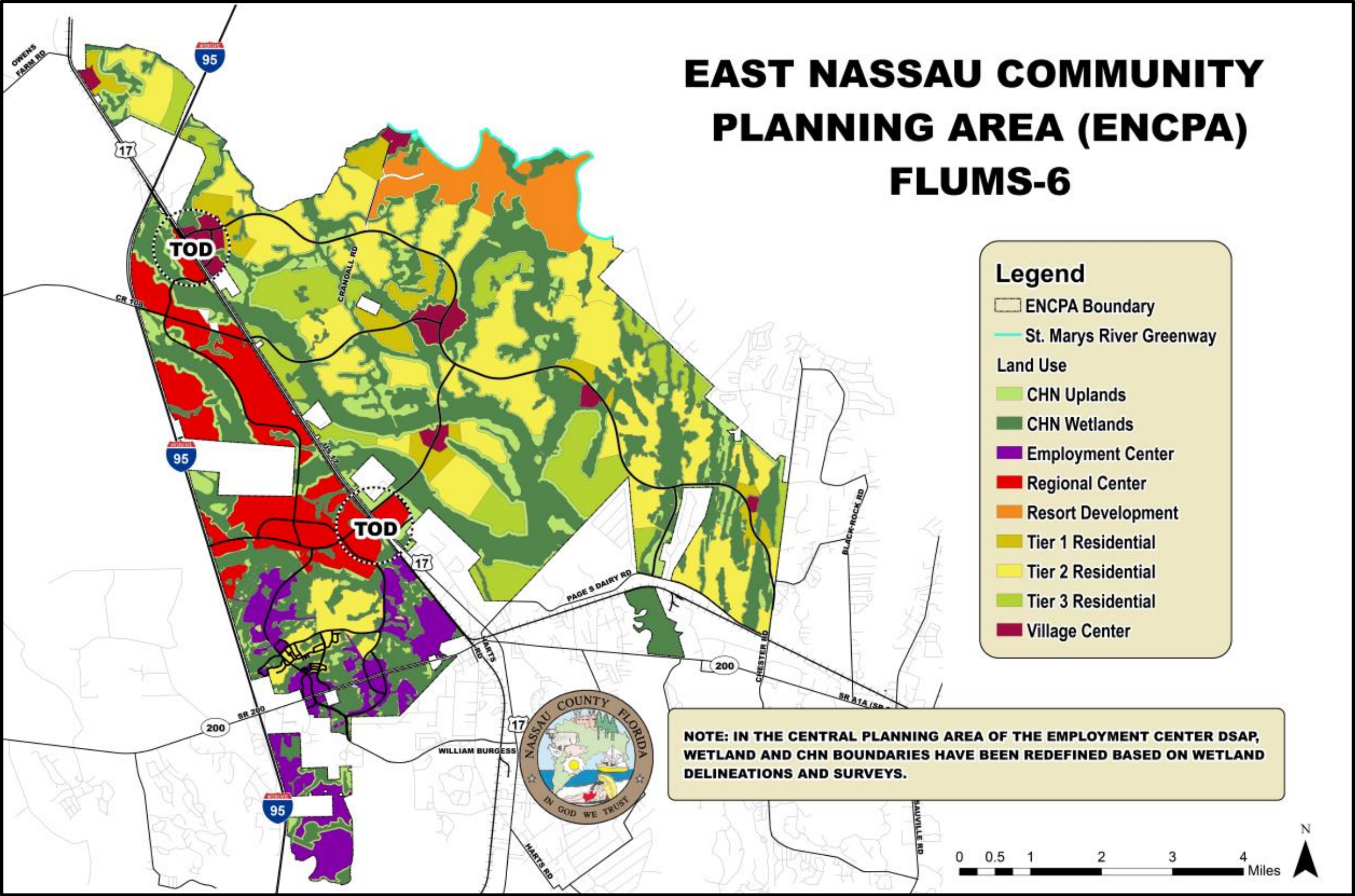




EXHIBIT B  
FLUMS-1: 2030 Future Land Use Map

