

ORDINANCE 2025-005

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 FLUMS-7, THREE RIVERS DRI MASTER LAND USE PLAN; RENAMING THE FLUMS-7 MAP SERIES MAP AS “TRIBUTARY DRI MASTER PLAN”, AMENDING POLICY FL.01.02.H.2.a, PROVIDING FOR TRANSMITTAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 13, 2006, the Nassau County Board of County Commissioners adopted an amendment to the 2030 Comprehensive Plan by Ordinance 2006-81, which included provisions for the Three Rivers Development of Regional Impact (DRI), and FLUMS-7, the Three Rivers DRI Master Land Use Plan Map; and

WHEREAS, the Three Rivers/Tributary DRI Master Land Use Plan Map FLUMS-7 is a guide for the development pattern of the DRI and depicts the general location of land use sub-categories required to support the DRI development principles and policies; and

WHEREAS, Three Rivers Developers, LLC is the owner of certain parcels within the Three Rivers/Tributary DRI; and

WHEREAS, Three Rivers Developers, LLC has authorized Emily Pierce, Esq., Rogers Towers, P.A., to file Application CPA2023-011 to amend the Three Rivers/Tributary DRI Master Land Use Plan Map; and

WHEREAS, the Three Rivers DRI Master Land Use Plan Map FLUMS-7 is proposed to be amended as depicted in Exhibit A and renamed as Tributary DRI Master Plan, attached hereto and incorporated herein; and

WHEREAS, the Nassau County 2030 Comprehensive Plan Future Land Use Element Policy FL.01.02.H.2.a 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) Three Rivers Developers, LLC is the owner of certain parcels within the Three Rivers/Tributary DRI.
- c) Emily Pierce, Esq., Rogers Towers, P.A., is authorized to file Application CPA23-011 to change the Future Land Use Map classification of the lands described herein owned by Three Rivers Developers, LLC.
- d) Three Rivers/Tributary 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 Policy FL.01.02.H.2.a.

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 CPA23-011, 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-7 is hereby amended as shown in Exhibit A.
- B. Future Land Use Element Policy FL.01.02.H.2.a 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 _____ DAY OF _____, 2025 BY THE BOARD OF
COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

A.M. "HUPP" HUPPMANN, CHAIR
Board of County Commissioners
Nassau County, Florida

ATTEST AS TO CHAIRMAN'S SIGNATURE:

MITCH L. KEITER
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

DENISE C. MAY
County Attorney

EXHIBIT A
FLUMS-7: The Tributary DRI Master Land Use Plan

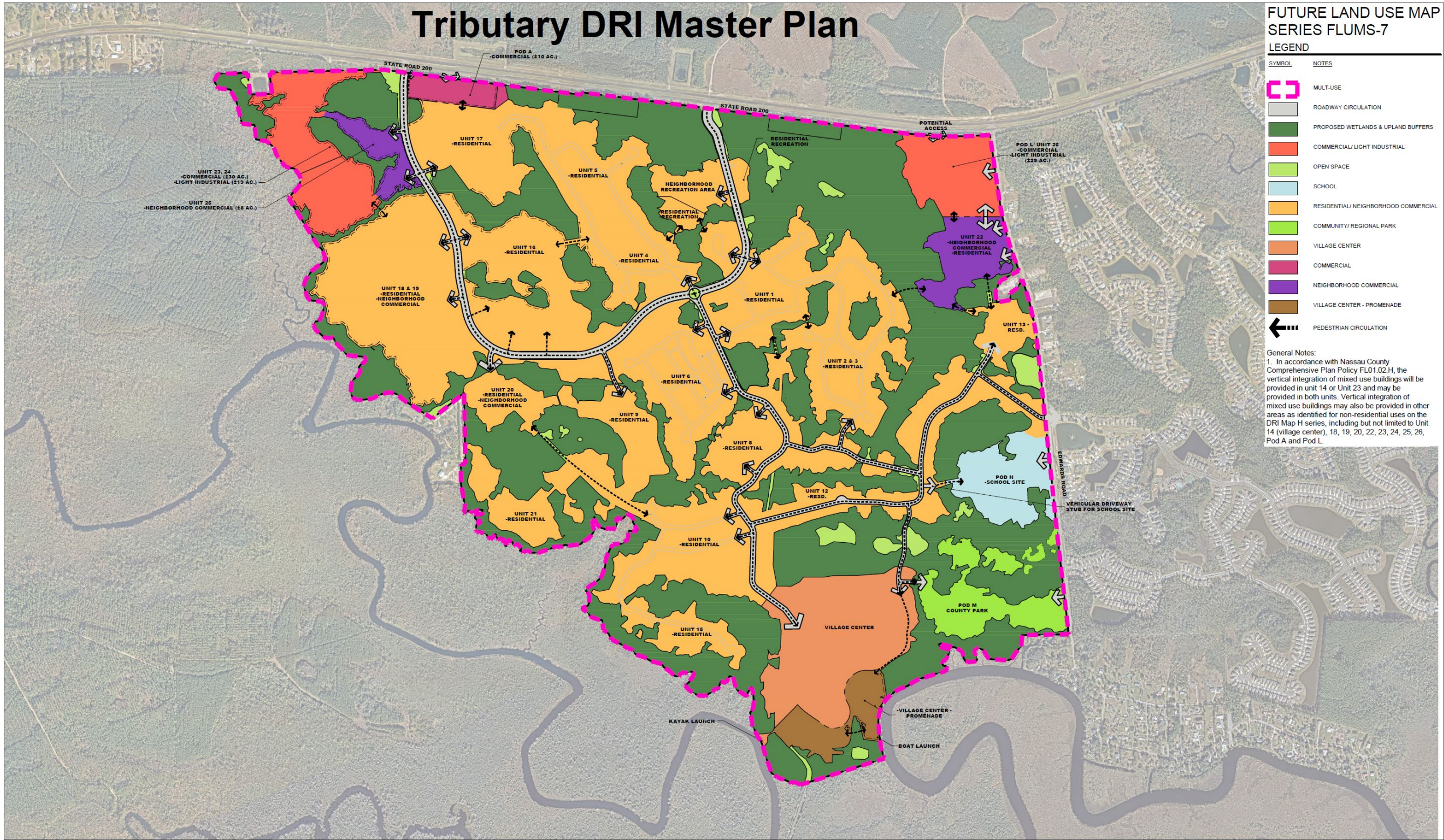


EXHIBIT B
Policy FL01.02.H.2.a Text Amendment

Tributary Comprehensive Plan Amendment

FL01.02.H.2.a Text Policy

a) The ~~Three Rivers~~Tributary **Development of Regional Impact** (DRI), which carries the Multi-Use Designation on the Future Land Use Map (Ordinance 2006-81), shall allow the following land uses: Residential (to include Low, Medium and High Density) up to 3,200 dwelling units, retail uses up to 500,000 square feet of aggregate gross floor area; Office uses up to 50,000 square feet of aggregate gross floor area; Light Industrial uses up to ~~2500,000~~250,000 square feet of aggregate gross floor area; Dry Storage of watercraft of up to 300 berths; Recreation uses, Public Building and Grounds, and Conservation, consistent with the Multi-Use Designation. The development rights may be utilized only within the boundaries of the ~~Three Rivers~~Tributary DRI. Within limits, the Developer may exchange land uses by utilizing the Land Use Conversion Tables contained in the ~~Three Rivers~~Tributary Development Order.