



## Board of County Commissioners

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**Item Title:** Approve CPA25-004, an Ordinance of the Board of County Commissioners of Nassau County, Florida Amending the 2030 Nassau County Comprehensive Plan; Amending the Goals, Objectives, and Policies of the Future Land Use Element; Amending Policy FL.01.02(A), (C), And (D), to include Solar Energy Facilities as a Permitted Use within the Agriculture Land Use Category; to Include Resiliency Facilities as a Permitted Use Within the Commercial and Industrial Land Use Categories; Providing for Applicability and Effect; Providing for Severability; Providing for Filing; And Providing an Effective Date. (ADOPTION)

**Date:** June 9, 2025

**Department:** Planning

### Background:

Section 163.3205, Florida Statutes, amended through CS/CS/SB896, Chapter 2021-178 (effective date July 1, 2021) imposes new requirements and restrictions on local governments pertaining to solar energy facilities. The legislation approved requires solar energy facilities to be a permitted use in all agricultural land use categories in a local government's comprehensive plan and all agricultural zoning districts within an unincorporated area.

Section 163.3210, Florida Statutes, amended through CS/CS/SB1624/HB1645, Chapter 2024-186 (effective date July 1, 2024) imposes new requirements and restrictions on local governments pertaining to natural gas resiliency and reliability infrastructure. The legislation approved provides that a "resiliency facility" must be a permitted use in all commercial, industrial, and manufacturing land use categories in local government comprehensive plans and zoning districts. After July 1, 2024, a local government may not amend its local land regulations to conflict with a resiliency facility as an allowable use. A "resiliency facility" is defined as a facility owned and operated by a public utility for the purposes of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster."

To create consistency between Sections 163.3205 and 163.3210, Florida Statutes and Comprehensive Plan Policy FL.01.02, staff proposes the following amendments: Policy FL.01.02(A) Agriculture (AGR) This policy currently does not address the permissibility for solar energy facilities within the Agriculture land use category. As proposed, solar energy facilities would be listed as permitted uses within the Agriculture land use category. Policy FL.01.02(C) Commercial (COM) This policy currently does not address the permissibility for resiliency facilities within the Commercial land use category. As proposed, resiliency facilities would be listed as permitted uses within the Commercial land use category. Policy FL.01.02(D) Industrial (IND) This policy currently does not address the permissibility for resiliency facilities within the Industrial land use category. As proposed, resiliency facilities would be listed as permitted uses within the Industrial land use category.

### Request:

Approve CPA25-004, an Ordinance of the Board of County Commissioners of Nassau County, Florida Amending the 2030 Nassau County Comprehensive Plan; Amending the Goals, Objectives, and Policies of the Future Land Use Element; Amending Policy FL.01.02(A), (C), And (D), to include Solar Energy Facilities as a Permitted Use within the Agriculture Land Use Category; to Include Resiliency Facilities as a Permitted Use Within the Commercial and Industrial Land Use Categories; Providing for Applicability and Effect; Providing for Severability; Providing for Filing; And Providing an Effective Date. (ADOPTION)

### Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens:

Minimal impacts are anticipated.

### Action Requested and Recommendation:

Approve CPA25-004, an Ordinance of the Board of County Commissioners of Nassau County, Florida Amending the 2030 Nassau County Comprehensive Plan; Amending the Goals, Objectives, and Policies of the Future Land Use Element; Amending Policy FL.01.02(A), (C), And (D), to include Solar Energy Facilities as a Permitted Use within the Agriculture Land Use Category; to Include Resiliency Facilities as a Permitted Use Within the Commercial and Industrial Land Use Categories; Providing for Applicability and Effect; Providing for Severability; Providing for Filing; And Providing an Effective Date. (ADOPTION)

### Is this action consistent with the Nassau County Comprehensive Land Use Plan?

Yes, detailed in Staff Report.

**Funding Source:**

Planning Department budget.

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**Additional Information Needed for Contracts/Agreements (If Applicable)**

**Contract Number assigned by Contracts Management:**

N/A

**For non-governmental agencies, has the document been sent to the vendor for signature?**

N/A

**Does the document need to be recorded? If so, who will pay the recordation fee?**

No

**Are there any special mailing instructions? (Include contact name, address, deadline for submittal, how to mail such as express mail, FedEx, etc.):**

N/A

**How many originals are needed?**

One