

## ORDINANCE 2025-008

**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 PUBLIC FACILITIES ELEMENT; SANITARY SEWER SUB-ELEMENT (SEW); AMENDING POLICY SEW.03.05 TO INCLUDE DESIGN REQUIREMENTS FOR PACKAGE TREATMENT PLANTS, ADDING POLICY SEW.04.04 TO ENCOURAGE ADVANCED ON-SITE TREATMENT AND DISPOSAL SYSTEMS FOR DEVELOPMENT LOCATED WITHIN ENVIRONMENTALLY SENSITIVE LANDS, AND ADDING POLICY SEW.04.05 TO ESTABLISH PARAMETERS FOR PROVIDING SANITARY SEWER SERVICES TO CERTAIN DEVELOPMENTS AND TO SET REQUIREMENTS AND TIMEFRAMES FOR THE COUNTY TO CONDUCT FEASIBILITY ANALYSES AND UPDATES TO THE SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR APPLICABILITY AND EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Nassau County Board of County Commissioners 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; and

**WHEREAS**, the Boards have in the preparation of the amendments to the Nassau County Comprehensive Plan 2010-2030 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 as necessary, and have effectively provided for public participation, notice, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion,

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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, AS FOLLOWS:**

**SECTION 1. FINDINGS.**

The above findings are true and correct and are hereby incorporated herein by reference.

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## **SECTION 2. PURPOSE AND INTENT.**

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Chapter 163, Part II, Florida Statutes, and Chapter 125, Florida Statutes.

## **SECTION 3. AMENDMENTS TO COMPREHENSIVE PLAN.**

(A) The Board of County Commissioners of Nassau County, Florida, hereby amends and revises the Public Facilities Element; Sanitary Sewer Sub-Element (SEW) of the Nassau County Comprehensive Plan 2010-2030 as adopted by Ordinance Number 2010-11, as amended. The Public Facilities Element; Sanitary Sewer Sub-Element (SEW) shall be revised as shown in Attachment "A".

(B) The amendment described herein was fully considered after a public hearing pursuant to legal notice duly published as required by law and enumerated above.

(C) To make the Nassau County Comprehensive Growth Management Plan available to the general public, a certified copy of this Ordinance, the Nassau County Comprehensive Plan 2010-2030, and any Amendments thereto, shall be located in the Nassau County Planning Department, located at 96161 Nassau Place, Yulee, Florida, 32097. The Planning Department, through its Director, shall make copies available for public inspection, and provide duplication for a reasonable publication and copy charge.

## **SECTION 4. APPLICABILITY AND EFFECT.**

The applicability and effect of the Nassau County Comprehensive Plan 2010-2030 shall be as provided by the Community Planning Act, Chapter 163, Part II, Florida Statutes, and this Ordinance. All provisions of the Nassau County Comprehensive Plan 2010-2030 not amended herein shall remain in full force and effect.

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## **SECTION 5. 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 6. FILING.**

A certified copy of this Ordinance, as well as Certified Copies of the Nassau County Comprehensive Plan 2010-2030, and subsequent amendments thereto, shall be filed with the Nassau County Clerk of the Circuit Court.

## **SECTION 7. EFFECTIVE DATES.**

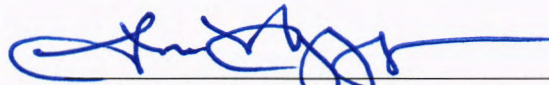
(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the County that the plan amendment package is complete, pursuant to Section 163.3184(3)(c)4. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

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ADOPTED THIS 9th DAY OF June, 2025 BY THE BOARD OF  
COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

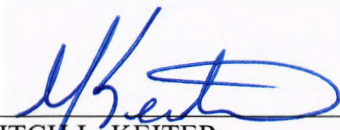
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



A.M. "HUPP" HUPPMANN

Chairman

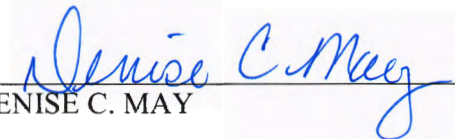
ATTEST AS TO CHAIRMAN'S SIGNATURE:



MITCH L. KEITER

Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:



DENISE C. MAY

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**ATTACHMENT A**  
**Public Facilities Element; Sanitary Sewer Sub-Element (SEW) Amendments**

**Policy SEW.03.05**

Small community and non-community ~~("package")~~ treatment systems (package treatment plants) shall be allowed within ~~shall be encouraged in~~ clustered rural hamlets, rural employment centers, and in cases where failing septic systems create ground or surface water contamination. All new systems shall be ~~compatible with the design standards of the nearest regional provider most likely to acquire the facility~~ designed as a transitional system and shall be built according to applicable state or local standards. Once centralized sanitary sewer is available, the County shall require private wastewater systems, through a wastewater disposal agreement, to be decommissioned and connected to the centralized utility system.

Policy SEW.04.04

The County shall encourage the use of advanced on-site treatment and disposal systems (OSTDS) for new development on a parcel located within Environmentally Sensitive Lands (ESLs), as designated on the FLUMS, which does not have central sanitary sewer currently available.

Policy SEW.04.05

Within the County's jurisdiction, for any development of more than fifty (50) residential lots, whether built or unbuilt, with more than one (1) existing or proposed onsite sewage treatment and disposal system (OSTDS) per one (1) acre, the County shall consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater treatment facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next twenty (20) years, including expected future new construction and connections of OSTDS to sanitary sewer; and a timeline for the construction of the sanitary sewer system. The County shall update its feasibility analysis as needed to account for future applicable developments. By September 30, 2025, the County shall include in the Five-Year Schedule of Capital Improvement, with an annual update as necessary, a list of projects for providing sanitary sewer to the development(s), as applicable. This analysis shall be conducted pursuant to Sections 163.3177(3)(a) and 163.3177(6)(c), of the Florida Statutes.

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## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

June 16, 2025

John A. Crawford  
Clerk of the Circuit Court  
Nassau County  
76347 Veteran's Way, Suite 456  
Yulee, Florida 32097

Dear John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2025-008, which was filed in this office on June 13, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp