

**ORDINANCE 2025-009**

**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.**

**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, 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.

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**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.

**SECTION 2. PURPOSE AND INTENT.**

This Ordinance is enacted to maintain compliance with state law and 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 Future Land Use Element of the Nassau County Comprehensive Plan 2010-2030 as adopted by Ordinance Number 2010-11, as amended. The Future Land Use Element 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.

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#### **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.

#### **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.

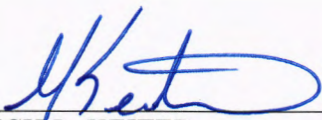
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



A.M. "HUPP" HUPPMANN

Chairman

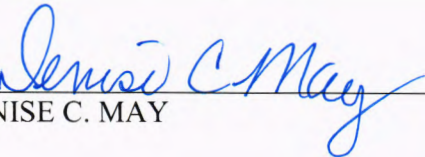
ATTEST AS TO CHAIRMAN'S SIGNATURE:



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**  
**Future Land Use Element; Amendments**

**Policy FL.01.02(A) Agriculture (AGR)**

Land designated Agriculture, is intended for activities that are associated primarily with the cultivation of silviculture, crops or other agricultural uses.

Agriculture- designated land in parcels 320 acres or more in area may be developed for residential use at a density not to exceed one (1) unit per 20 acres. Agriculture-designated land in parcels of 320 acres or less in area may be developed for residential use at a density not to exceed one (1) unit per one (1) acre.

Notwithstanding the density assigned above for Agriculture-designated lands on the Future Land Use Map, the following exceptions apply:

1. Parcels of property twenty (20) acres or less which are not shown on the Future Land Use Map and are single lots of record which were established by deed of record on or before January 28, 1991 may be developed at the density provided for the parcel on current zoning maps.

2. The land development regulations shall provide for the use of a parcel of property solely as a homestead by an individual who is the Owner's (a) parents, step-parents, adopted parents or grandparents; (b) spouse; (c) brothers or sisters; (d) children, step-children, adopted children or grandchildren; (e) aunts or uncles; (f) nieces or nephews; or (g) the parents, step-parents, adopted parents or grandparents, siblings, and children, step-children, adopted children or grandchildren of the Owner's spouse, notwithstanding the density or intensity of use assigned to the parcel by the Future Land Use Map of the Comprehensive Plan. Such a provision shall apply only once to any individual. The regulations to implement this policy shall provide procedures for lot splits or subdivision of land for the purpose of conveying a lot or parcel to individuals meeting these requirements for the establishment of a homestead and shall provide for a minimum lot size of the lot so created and the remaining lot. Lot splits or subdivisions of land permitted pursuant to this policy shall be subject to compliance with all other applicable Comprehensive Plan policies and Federal, State, Regional, and County regulations.

The exceptions noted above relate to density only; any development must be consistent with the other provisions of this Plan and adopted County regulations.

Community/public facilities may be permitted in Agriculture-designated lands subject to siting provisions in the Land Development Code. This may include, but is not limited to water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities, parks and schools.

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Agriculture designated lands provide for a variety of agricultural activities and shall be protected from the intrusion of land uses that are incompatible with the conduct of agriculture.

Solar energy facilities shall be permitted in the Agriculture (AGR) Land Use Category.

#### **Policy FL.01.02(C) Commercial (COM)**

Land designated for Commercial use is intended for activities that are predominately associated with the sale, rental, and distribution of products or the performance of service.

Typical uses in the Commercial land use category may include medical or professional offices, shopping centers and other retail uses of varying intensity, vehicle sales and service, restaurants of all types, hotels and other lodging, personal services and other similar commercial or professional services. Commercial land uses should be physically or spatially buffered from adjacent land uses of lesser density or intensity of use.

The specific criteria for commercial land use is controlled by the Land Development Code which specifies permitted and conditional uses; Floor Area Ratios (FARs) or lot coverage restrictions, parking area requirements, height restrictions, signage, etc.

The maximum intensity of commercial use shall not exceed:

| Maximum Commercial Intensity Standards |           |     |           |
|--|-----------|-----|-----------|
| FAR                                    | .40 (40%) | ISR | .67 (67%) |

Public facilities such as water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities, parks and schools shall be permitted at appropriate locations. Specific criteria for the siting of public facilities in this category shall be included in the Land Development Code.

Resiliency facilities shall be permitted within the Commercial (COM) Land Use Category.

#### **Policy FL.01.02(D) Industrial (IND)**

Land designated Industrial is intended for activities that are predominately associated with the manufacturing, assembly, processing, or storage of products and provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Industrial development should be located in areas with access to major transportation assets and other supporting infrastructure.

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Typical uses in the Industrial land use category may include office and research parks; wholesaling, warehousing, storage, or distribution establishments; manufacturing, packaging or fabricating; food processing; railroad facilities and freight, trucking, or shipping terminals.

The specific criteria for industrial land use is controlled by the Land Development Code which specifies permitted and conditional uses; Floor Area Ratios (FARs) or lot coverage restrictions, parking area requirements, height restrictions, signage, etc.

The maximum intensity of industrial use shall not exceed:

| Maximum Industrial Intensity Standards |           |     |           |
|--|-----------|-----|-----------|
| FAR                                    | .50 (50%) | ISR | .75 (75%) |

Commercial mining operations shall be permitted only under Industrial land use. These operations, including oil, gas, mineral, rock and sand extraction shall be regulated the standards of 62C16.0051 FAC.

Public facilities such as water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities shall be permitted at appropriate locations. Schools and recreational facilities are not permitted in the Industrial land use category. Specific criteria for the siting of public facilities in this category shall be included in the Land Development Code.

Resiliency facilities shall be permitted within the Industrial (IND) Land Use Category.

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**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. 2025-009, which was filed in this office on June 13, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp