

ORDINANCE 2025-011

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE 2030 NASSAU COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT; ADOPTING THE FUTURE LAND USE MAP SERIES (FLUMS) MAP FLUMS-11; ADOPTING THE TIMBER TO TIDES DESIGN OVERLAY TRANSECTS; ADOPTING THE TIMBER TO TIDES DESIGN OVERLAY (T2TDO); PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; 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 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 Exhibit A.

(B) The Board of County Commissioners of Nassau County, Florida, hereby amends and adopts the Future Land Use Map Series (FLUMS) Map FLUMS-11 to the Nassau County Comprehensive Plan 2010-2030 as adopted by Ordinance Number 2010-11, as amended. The FLUMS Map FLUMS-11 shall be adopted as shown in Exhibit B.

(C) These amendments described herein were fully considered after a public hearing pursuant to legal notice duly published as required by law and enumerated above.

(D) 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.

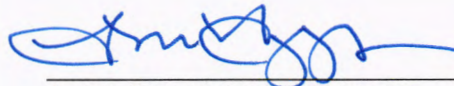
(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the County that the plan amendment package is complete, pursuant to Section 163.3184(3)(c)4. If timely challenged, this amendment shall 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 23rd DAY OF June, 2025 BY THE BOARD OF
COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

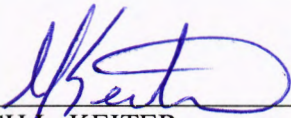
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



A. M. "HUPP" HUPPMANN

Chairman

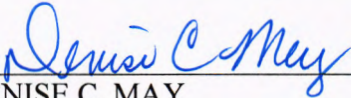
ATTEST AS TO CHAIRMAN'S SIGNATURE:



MITCH L. KEITER

Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:



DENISE C. MAY

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EXHIBIT A FUTURE LAND USE ELEMENT AMENDMENT

Policy FL.01.02

All regulations adopted to implement this Plan and development permits issued shall be consistent with the land use categories described below and spatially displayed on the Future Land Use Map. The Future Land Use Map shows the proposed general distribution and location of land for various purposes. The categories establish long-range, maximum (and in some cases minimum) densities and intensities of land uses.

Density refers to the number of dwelling units per gross acre. The gross land area includes all land owned within the property boundaries of the subject parcel. While the basic concept of density is straightforward, factors affecting the actual yield of a parcel may include the existence of jurisdictional wetlands, submerged areas, and the availability of public facilities and services. Intensity is measured by Floor Area Ratio (FAR) and Impervious Surface Ratio (ISR). Floor Area Ratio is the ratio of the total floor area of building(s) divided by the gross area of the lot or parcel on which it is constructed. The Impervious Surface Ratio equals the total area of impervious surface divided by the lot area. Impervious surface area includes any hard surfaced area that does not readily absorb or retain water such as main and accessory buildings, parking and driveways, sidewalks and other paved or roofed areas.

Designated land use categories to be used for FLUM are listed below and described in the following subsections of this policy:

(A) Agriculture (AGR)

(B) Residential:

- Low Density Residential (LDR)**
- Medium Density Residential (MDR)**
- High Density Residential (HDR)**

(C) Commercial (COM)

(D) Industrial (IND)

(E) Recreation (REC)

(F) Public Buildings and Facilities (PBF)

(G) Conservation (CSV I and II)

(H) Multi-Use (MU)

(I) William Burgess Mixed Use Activity Center Overlay District Transects:

- Natural Zone (T-1)**
- Agriculture & Open Space Zone (T-1.5)**
- Rural Zone (T-2)**
- Rural Transitional Zone (T-2.5)**
- Sub-urban Zone (T-3)**
- Urban Transitional Zone (T-3.5)**
- Urban Edge/Urban General Zone (T-4)**
- Urban Corridor Zone (T-4.5)**
- Urban Center Zone (T-5)**

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EXHIBIT A FUTURE LAND USE ELEMENT AMENDMENT

Special District Zone (T-7SD)

(J) Timber to Tides Design Overlay Transects:

Natural Zone (T-1)
Agriculture & Open Space Zone (T-1.5)
Rural Zone (T-2)
Rural Transitional Zone (T-2.5)
Sub-urban Zone (T-3)
Urban Transitional Zone (T-3.5)
Urban Edge/Urban General Zone (T-4)
Urban Corridor Zone (T-4.5)
Urban Center Zone (T-5)
Special District Zone (T-7SD)

J) Timber to Tides Design Overlay Transects (T-1 to T-7SD)

- 1) Within the boundaries of the Timber to Tides Design Overlay, as defined in Policy FL.02.06 and shown on Future Land use Map Series Map FLUMS-11, the following transects may be adopted as a Future Land Use Map (FLUM) designation, subject to the permitted residential densities and floor area ratios (FAR) listed in the table below and conformance with goals, principles and standards described above and within the adopted guidelines and performance standards adopted for this district in the Land Development Code. The Land Development Code shall create zoning districts that directly correspond to Transects listed below.

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**EXHIBIT A
FUTURE LAND USE ELEMENT AMENDMENT**

<u>TRANSECT</u>	<u>NAME</u>	<u>ALLOWED DENSITY</u>	<u>FAR (MAX)</u>
<u>T-1</u>	<u>Natural Zone</u>	<u>0 du/acre</u>	<u>0</u>
<u>T-1.5</u>	<u>Agriculture & Open Space Zone</u>	<u>1 du/20 acres (max)</u>	<u>.25</u>
<u>T-2</u>	<u>Rural Zone</u>	<u>1 du/5 acres (max)</u>	<u>.5</u>
<u>T-2.5</u>	<u>Rural Transitional Zone</u>	<u>1 du/acre (max)</u>	<u>.5</u>
<u>T-3</u>	<u>Sub-urban Zone</u>	<u>2du/acre (min) 5 du/acre (max)</u>	<u>1</u>
<u>T-3.5</u>	<u>Urban Transitional Zone</u>	<u>5 du/acre (min) 10 du/acre (max)</u>	<u>1.5</u>
<u>T-4</u>	<u>Urban Edge/Urban General Zone</u>	<u>8 du/acre (min) 15 du/acre (max)</u>	<u>2</u>
<u>T-4.5</u>	<u>Urban Corridor Zone</u>	<u>0 du/acre (min) 18 du/acre (max)</u>	<u>2</u>
<u>T-5</u>	<u>Urban Center Zone</u>	<u>10 du/acre (min) 25 du/acre (max)</u>	<u>2</u>
<u>T-7 (SD)</u>	<u>Special District Zone</u>	<u>0 du/acre (min) 25 du/acre (max)</u>	<u>4</u>

- 2) All development shall meet the minimum residential density requirements assigned for its designated transect.
- 3) When calculating minimum residential densities, land areas within the development parcel used for right-of-way, stormwater management facilities (SWMF), wetlands, required buffers, public utilities, public parks, and/or public schools may be excluded from the minimum density requirement calculation.
- 4) When calculating maximum residential densities, the gross acres of the parcel, including uplands and wetlands, shall be used.
- 5) Where residential and non-residential uses are vertically integrated within the same structure, Floor Area Ratio (FAR) calculation will exclude those portions devoted to residential dwelling units located above non-residential uses/spaces.

Policy FL.02.06

Timber to Tides Design Overlay (T2TDO)

On December 13, 2021, in Resolution 2021-214, Nassau County adopted the State Road 200/A1A Corridor Master Plan. This plan allows the development of amendments to the Comprehensive Plan and the Land Development Code deemed necessary for the implementation of the State Road 200/A1A Corridor Master Plan. To accomplish the intent of the master plan, *to inspire identity, comfort, and future opportunity as a multi-functional, safe, and sustainable corridor that connects people to the places where they live, work, play and stay*, the plan sets forth a series of priority actions. The top priority action is as follows:

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EXHIBIT A FUTURE LAND USE ELEMENT AMENDMENT

Adopt a transect-based land development code for the Corridor. The code includes requirements for development to provide underground installation of utility lines along SR200/A1A with pay-in-lieu program for small sites.

A) The Timber to Tides Design Overlay aims to accomplish the following objectives.

- 1) The Timber to Tides Design Overlay shall enact and enforce policies and design standards and regulations that will reposition the development pattern within the SR 200/A1A Corridor to create and maintain a more walkable development pattern that functions as a safe, and sustainable form of development connecting people to the places where they aspire to live, work, play and stay.
- 2) The County shall amend the Land Development Code to include site design and building design standards that will include provisions that focus development on major nodes and centers; improve non-motorized connectivity; implement livability elements in neighborhoods and centers; and encourage low impact stormwater treatment principles and initiatives.
- 3) Within the boundaries of the T2TDO as shown on Future Land Use Map Series map FLUMS-11, all new development and/or redevelopment shall be required to comply with the standards established herein and implemented through the Land Development Code.
- 4) It is the expressed intent of this Policy to convert the Future Land Use Map designation and zoning designation of all lands within the Timber to Tides Design Overlay to a Transect Designation as established in FL.01.02 (J) and FLUMS-11 through the processes described in the Comprehensive Plan and Land Development Code. Rezoning requests that increase the density or intensity within the T2TDO are limited as follows:
 - i) the requested zoning district is to the applicable Transect District as established in FLUMS-11;
 - ii) the requested zoning district is a Planned Unit Development (PUD), and the PUD demonstrates compliance with the applicable Transect District design standards as adopted in the Land Development Code; or
 - iii) if a property owner wishes to change the Transect designated on FLUMS-11, they shall submit a FLUM amendment subject to the criteria established in the Land Development Code.

B) The intent of the Timber to Tides Design Overlay is to provide guidance, regulations and incentives to development in order to accomplish the following outcomes.

- 1) Protect, enhance, and integrate the natural environment into new development, ensuring accessible and connected green spaces for all residents;
- 2) Focus development within designated nodes and activity centers along established transportation corridors to support efficient infrastructure investment;
- 3) Promote compact, walkable, mixed-use neighborhoods that integrate residential, commercial, employment, and recreational uses at a human scale, supporting a reduced reliance on single-occupancy vehicles and encouraging healthy lifestyles;
- 4) Establish a comprehensive network of interconnected streets, trails, bike paths, and pedestrian walkways to enhance non-motorized mobility and improve access between neighborhoods, activity centers, and public amenities;

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EXHIBIT A
FUTURE LAND USE ELEMENT AMENDMENT

5) Support long-term resilience by ensuring that new development incorporates strategies for climate adaptation, environmental sustainability, and technological advancements; and

6) Ensure high-quality urban design and a lasting sense of place through the use of traditional design principles, including appropriate scale, form, and architectural character.

C) Development within the Timber to Tides Design Overlay shall:

1) Provide for sustainable, compact, mixed-use development patterns which include a mix of residential, commercial, office, and employment-generating uses;

2) Provide for a mix of housing types at varying densities;

3) Provide for multi-modal transportation including walking, biking, and future transit systems, including the identification and reservation of future commuter rail stations/transit stations;

4) Provide high quality public spaces that create opportunities for cultural experiences and outdoor interaction, entertainment, and play for all ages and ability levels. Recreation, social and civic spaces and facilities shall be a central and foundational element of all site design within the Overlay;

5) Identify and reserve lands for future transportation corridors, public schools and parks;

6) Identify and preserve environmentally sensitive lands and natural systems, including the floodplain, wetlands and areas located within the Coastal High Hazard Area (CHHA); and

D) Within the boundaries of this overlay district, as shown on Future Land Use Map Series Map FLUMS-11, the following transects may be adopted as a Future Land Use Map (FLUM) designation, subject to the permitted residential densities and floor area ratios (FAR) listed in the table below and conformance with goals, principles and standards described above and within the adopted guidelines and performance standards adopted for this district in the Land Development Code. The Land Development Code shall create zoning districts that directly correspond to Transects listed below.

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**EXHIBIT A
FUTURE LAND USE ELEMENT AMENDMENT**

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<u>T-7 (SD)</u>	<u>Special District Zone</u>	<u>0 du/acre (min) 25 du/acre (max)</u>	<u>4</u>

- E) All development shall meet the minimum residential density requirements assigned for its designated transect.
- F) When calculating minimum residential densities, land areas within the development parcel used for right-of-way, stormwater management facilities (SWMF), wetlands, required buffers, public utilities, public parks, and/or public schools may be excluded from the minimum density requirement calculation.
- G) When calculating maximum residential densities, the gross acres of the parcel, including uplands and wetlands, shall be used.
- H) Where residential and non-residential uses are vertically integrated within the same structure, Floor Area Ratio (FAR) calculation will exclude those portions devoted to residential dwelling units located above non-residential uses/spaces.

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TIMBER TO TIDES DESIGN OVERLAY (T2TDO)
FUTURE LAND USE MAP SERIES (FLUMS) MAP FLUMS-11





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 1, 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. 2025-011, which was filed in this office on June 30, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp