

ORDINANCE NUMBER 2025-019

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; SPECIFICALLY AMENDING ARTICLE 28, SUPPLEMENTARY REGULATIONS; AMENDING SECTION 28.09, CHANGING FINAL DEVELOPMENT PLAN REQUIREMENTS TO SITE ENGINEERING PLAN REQUIREMENT FOR TRAVEL TRAILER PARKS AND CAMPGROUNDS; AMENDING SECTION 28.24, TINY HOME DEVELOPMENT PROGRAM, DELETING REQUIREMENT FOR THE PRINCIPAL/SHARED COMMUNITY OUTDOOR LIVING AREA; DELETING REQUIREMENT FOR A STORAGE AREA; ADDING SECTION 28.25, STANDARDS FOR MULTIFAMILY RESIDENTIAL; ADDING DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry; and

WHEREAS, Policy FL.10.05 of the Nassau County Comprehensive Plan requires the County to review existing regulations in the Land Development Code and revise as necessary in order to implement the Future Land Use Plan; 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; and

WHEREAS, the Board of County Commissioners finds this ordinance serves the health, safety, and welfare of the residents of and visitors to Nassau County, Florida.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County that the following regulation is hereby adopted.

SECTION 1. FINDINGS.

The above findings are true and correct and are incorporated herein by reference. This Ordinance is consistent with the goals, objectives, and policies of the Nassau County Comprehensive Plan Policy Future Land Use Policy FL.10.05.

SECTION 2. AMENDING ARTICLE 28.

Appendix A Land Development Code, Article 28 is hereby amended to read as follows:

ARTICLE 28. SUPPLEMENTARY REGULATIONS

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Section 28.09. Travel trailer parks and campgrounds.

(A) Development guidelines:

- (1) Location and access: A travel trailer park or campground shall be so located that no entrance nor exit from a park shall discharge traffic into any residential district. A travel trailer park or campground fronting on a public street shall have a minimum of one hundred-fifty (150) feet of frontage.
- (2) Permitted use: Spaces in the travel trailer park and campground shall be used exclusively for temporary portable housing. Permanent occupancy for dwelling purposes is prohibited. Spaces shall be rented by the day or week only.
- (3) Accessory uses: Management headquarters, recreational facilities, toilets, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of a travel trailer park or campground are permitted as accessory uses.
- (4) Yard requirements: Twenty-five (25) feet front, rear and side yards shall be provided for travel trailer parks or campgrounds.
- (5) Relation of spaces to exterior streets: No space intended for occupancy shall be so located that any part intended for occupancy for sleeping purposes shall be within fifty (50) feet of the right-of-way line of any arterial street or within twenty-five (25) feet of the right-of-way line of any other street.
- (6) Design of access to park: All traffic into or out of the park shall be through entrances and exits designed for the safe and convenient movement of traffic.
- (7) Off-street parking, loading and maneuvering space: Each travel trailer park or campground shall provide adequate off-street parking, loading and maneuvering space. In connection with the use of any travel trailer park or campground, no parking,

loading, or maneuvering incidental to parking, or loading shall be permitted on any public street, sidewalk or public right-of-way.

(B) Site engineering plan: A site engineering plan is required for all travel trailer park and campground developments in Nassau County. All site engineering plans shall be submitted and processed in accordance with ~~Class III requirements of~~ section 5.07 of theis land development code ordinance.

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Section 28.24. Tiny home development program.

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(E) *Design and review standards.*

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(3) *Site design standards:*

(a) Developments shall be designed in a cluster format with tiny homes centered around a shared/communal outdoor living area.

1. Groupings of six (6) to eight (8) tiny homes per group is ideal. In no case shall there be more than fourteen (14) or less than four (4) tiny homes within a single grouping.
2. Shared/communal outdoor living areas: Each grouping of tiny homes shall be centered around a shared/communal outdoor living area of size equal to, at a minimum, eight three hundred (~~3800~~) square feet per unit. This area shall include usable outdoor rooms/public spaces such as lawns, gardens, patios, plazas, fire pits, tot lots, areas for 'free play', picnics, celebrations, and other social gatherings. All shared/communal outdoor living areas shall be maintained by a master community association and shall not be the required maintenance of individual occupants.
3. Stormwater management facilities are prohibited in shared/communal outdoor living area.

~~(b) Principal shared/communal outdoor living areas: In addition to the shared/communal outdoor living areas for each individual grouping of tiny homes, a principal shared/communal outdoor living area shall be provided within each tiny home development to serve the broader needs of the residents within the tiny home development.~~

- ~~1. The principal shared/communal outdoor living area will ideally be centrally located and easily accessible to all residents within the tiny home development. If, due to parcel configuration and environmental constraints, which are not the result of the applicant, owner, or developer's action, it is not possible to have a single principle shared/communal outdoor living area, two (2) or more similar spaces may be created so long as the intent of the space is met.~~

- ~~2. The principal shared/communal outdoor living area is calculated at eighty (80) square feet per tiny home and shall include, at a minimum, an open-air pavilion of four hundred (400) square feet for community gatherings. Other uses may include, outdoor recreation equipment, play equipment, clubhouses, gardens, fire pits, outdoor kitchens, pools, and similar items that support communal outdoor living.~~
- ~~3. The provision of the principal shared/communal outdoor living area is provided in lieu of providing a neighborhood park as defined in chapter 29, section 29-46(b)(2)b, of the Nassau County Code of Ordinances.~~
- ~~4. Nothing herein prevents the applicant, owner, or developer from providing additional amenities beyond the minimum required.~~
- (be) Unless shown to create a superior design, off-street parking shall be provided in the form of consolidated shared parking lots with walkways, leading to front doors where practical.
- ~~(d) Each THD shall include an area to store work vehicles/trailers. This area shall be a minimum of three hundred (300) square feet per unit and shall be screened from all public rights-of-way consistent with the requirements of LDC section 37.05.D.~~
- (ce) Pedestrian facilities: Tiny home developments shall include an internal pedestrian circulation system comprised of concrete or asphalt sidewalks or multi-use trails. The circulation system shall connect to all amenities, shared/communal outdoor living areas, and parking area. The internal pedestrian circulation system shall connect with external bicycle and pedestrian facilities. If no bicycle or pedestrian facilities exist adjacent to the tiny home development, the developer shall 'stub-out' the sidewalk or multi-use trail to the closest future connection point.

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Section 28.25. Standards for multifamily residential.

(A) Applicability. Unless specified otherwise in this Section, the provisions of this section shall apply to all new development and redevelopment of multifamily residential projects within the unincorporated area of Nassau County.

(1) William Burgess Mixed Use Activity Center Overlay District:

(a) Within the William Burgess Mixed Use Activity Center Overlay District, the design standards within the William Burgess Context and Connectivity Blueprint, as referenced in Article 43 of the Land Development Code, shall control.

(b) For those lands within the SR200/A1A Access Management Overlay District that are also within the William Burgess Mixed Use Activity Center Overlay District, the design standards for the William Burgess Mixed Use Activity Center Overlay District shall control pursuant to Article 43 of the Land Development Code.

(2) Planned Unit Developments, Developments of Regional Impact, Development Agreements:

(a) For Planned Unit Developments (PUD), Developments of Regional Impact (DRI), or lands subject to a Development Agreement (DA) that contain design standards for multifamily developments, those design standards shall control. If there are ambiguities in the PUD, DRI or DA related to design standards, the applicable underlying design standards in this section shall control.

(3) East Nassau Community Planning Area:

(a) Individual Preliminary Development Plans (PDP) within an approved Detailed Specific Area Plan (DSAP) may have individual design standards subject to the applicable approval process. Where ambiguities exist related to the design standards within a PDP, the applicable underlying design standards of this section shall control.

(B) Building Orientation. Buildings shall be oriented to enhance the appearance of the streetscape with the intent to create interactive and engaging street level facades. The street, perimeter landscape areas, and sidewalk zone shall be engaged by the building and utilized as meaningful public space. This requirement shall be met by incorporating the following techniques into project design:

(1) The building's primary entrance(s) shall face the public street(s) and be oriented to the sidewalk zone.

(2) Buildings shall be configured so there is an obvious and interactive relationship between the public and private realms in order to create an active and pedestrian friendly streetscape.

(3) Blank walls or service areas are not allowed along frontages.

(C) Parking Areas.

(1) Maximum on-site parking shall not exceed 110% of the minimum requirement defined in Article 31 LDC.

(2) Minimum parking requirements can be further reduced through the provision of on-street parking.

(3) All on-site parking shall be located behind or beside the primary structure(s) and screened from the street. Parking shall not be located between the street and the

primary building(s). Parking lots shall not be located in any required yard (setback).

(4) Parking areas shall be separated and screened from public streets, sidewalks, and rights-of-way using a landscaped area at least five (5) feet wide that includes a 3' high wall and 2' tall shrubs. Chain link fences are prohibited. Parking lots shall be accessed from a side street or rearage road. When a side street is not accessible, one driveway entrance may be allowed on the primary road, provided that all access management standards are met.

(D) Façade Transparency.

(1) All frontages must be fenestrated with transparent windows or doors.

(2) For building facades fronting a street, a minimum of 25% shall be transparent on the ground floor. For stories above the ground floor, a minimum of 20% of the façade shall be transparent.

(E) Façade Treatment.

(1) Each facade that is visible from a street or public area of adjoining properties shall be designed with full architectural treatment oriented towards the scale of the pedestrian and engaged with the sidewalk zone. Such treatments shall incorporate door and window placements, facade architectural treatments and detail, roof design, and building material applications necessary to give the appearance that each visible facade is a primary facade oriented towards the pedestrian and/or public space.

(2) Architectural treatments shall also be applied to any building facade which is situated where it is visible from a right-of-way or public space of an adjoining building.

(3) Ornamental and structural architectural details shall be applied to provide visual relief from large expanses of blank walls.

(F) Entryways.

(1) Entryways shall be differentiated from the remainder of the facade through the use of color, change in materials, application of architectural features (arches, columns, colonnades, etc.), setbacks, offsets, arcade or gallery.

(2) Individual entryways at street level shall be raised two and one-half (2.5) feet above grade for residents' privacy.

(3) Clear pedestrian paths shall connect building entrances to sidewalks.

(G) Building Transitions. Facade and height transitions between buildings are key elements in creating and maintaining an attractive streetscape. The height and scale of new development and redevelopment shall be compatible with that of surrounding development, provided such surrounding development complies with the standards set forth in this section. The following transitional techniques shall be applied to new development and redevelopment when within three hundred (300) feet of an existing building.

(1) Buildings shall be designed to provide transitional elements and architectural features that are architecturally compatible with adjacent structures. Buildings that are twice the height, or greater, than an adjacent structure shall also provide transitional elements and features that provide for transitional blending of heights.

(2) The pattern of placement, proportions, and materials of windows and doors shall be harmonious with surrounding structures. The ratio of wall surface to openings and the ratio of width and height of windows and doors shall be consistent and compatible with surrounding structures.

(H) Exterior Materials and Colors.

(1) Exterior building materials and colors contribute significantly to the visual impact of a building on a community which individually and collectively reflect upon the visual character and quality of a community. To project an image of high-quality aesthetics, the exterior design of all new structures must incorporate at least three (3) of the following elements:

- (a) color change;
- (b) texture change;
- (c) material change;
- (d) pattern change;
- (e) architectural bandings.

(2) Exterior facing materials shall be consistent with the architectural style of the building on all facades that are, or will be, exposed to the general public. Vinyl siding shall not be permitted. Corrugated metal shall only be used as a facade accent and shall not exceed 10% of the facade.

(3) Building materials and colors shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.

(I) Architectural enhancements. Facade articulation shall be required to add architectural interest and variety to the massing of a building to prevent monotonous facades. A variety of

features shall be incorporated into the design of the buildings to provide sufficient articulation of the facades. This shall be achieved by incorporating the use of vertical or horizontal reveals, stepbacks, modulation, projections, roof detailing, and three-dimensional details between surface planes to create shadow lines and break up flat surface areas. For buildings over three stories, over five thousand square feet in gross building footprint or with façades longer than one hundred feet, facades shall comply with an articulation interval established in this section. The “articulation interval” at which the repetitive architectural enhancements repeat should not be greater than fifty feet in length measured horizontally as shown in Figure 45-52. This interval may be adjusted by the Planning Director as needed to comply with additional design standards. A minimum of four of the following architectural enhancements or other similar treatments shall be integrated into building facades which front sidewalks and streets:

(1) Horizontal modulation. The stepping back or extending forward of building stories or horizontal building elements, the depth (extension out or set back from the building facade) of the modulation must be at least two feet when tied to a change in the roofline and at least five feet in other situations;

(2) Vertical modulation. The extension or stepping back of vertical elements of a building, the minimum depth of modulation is eighteen inches and minimum width for each modulation is fifteen feet;

(3) Storefront, porch, stoop, patio, deck or covered entry at each articulation interval;

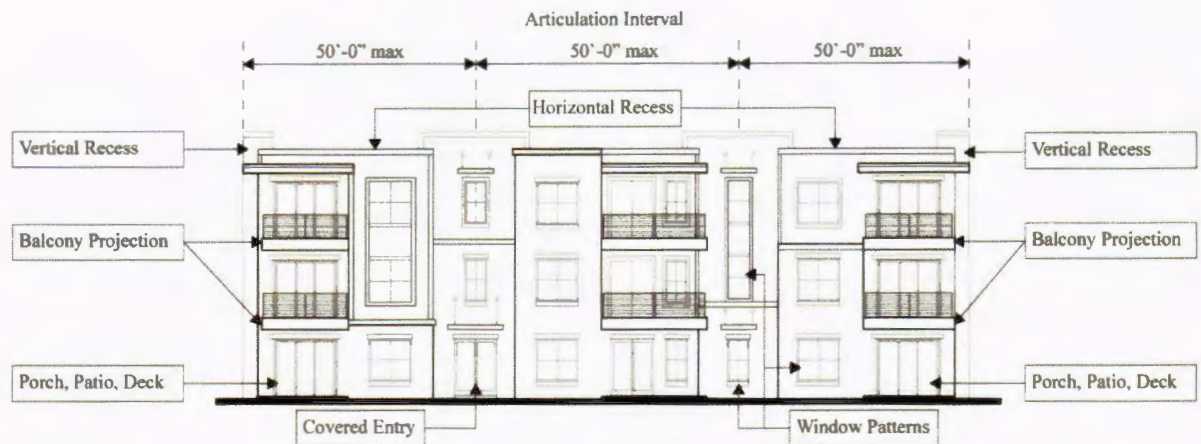
(4) Distinctive window patterns (varied sizing, groupings, and alignment) repeated at intervals less than the articulation interval;

(5) Incorporation of projections such as windows, porch additions, stair enclosures, chimneys, balconies, recesses at windows, entryways, doors or other openings, and other minor projecting masses;

(6) Inclusion of ornamental features such as gable vents or windows, decorative brackets or corbels, architectural trim and moldings, proportional window shutters, detailed cornices and arches, and other artistic façade elements;

(7) Change in materials with a change in building plane; or

(8) Use of materials and colors to emphasize both major and minor changes in building scale to introduce sense of detail and create distinctions between structures.



Example of architectural interval and enhancements.

(J) Roof Design. Roofs are an integral part of building design and shall be designed and constructed to add interest to, and reduce the massing of, buildings. Roofs shall incorporate the design elements listed below.

(1) The design of roof structures shall be consistent with their architectural style and shall be extended to all sides of the structure. Roof-like appurtenances such as false roofs, parapets and other similar features may be allowed only if such features are required for mechanical equipment screening or acoustical control that cannot be accomplished through utilization of approved roof styles.

(2) Application of such roof-like features shall be accomplished in such a manner as to minimize the appearance of a flat roof design. Roofs shall be designed to be of such height, bulk, and mass so as to appear structural even when the design is non-structural.

(3) If flat roofs are utilized, the roof shall be surrounded on all sides by a continuous parapet wall and shall have the bulk and mass so as to appear structural in nature. In no instance shall the parapet height exceed 1/3 of the supporting wall height.

(4) The roof edge, where visible from any street shall have, at a minimum of two (2) locations, a vertical change from the dominant roof line. Such changes shall be a minimum of three (3) feet.

SECTION 3. CODIFICATION.

It is the intent of the Board of County Commissioners for Nassau County that the provisions of this Ordinance shall become and shall be made part of the Code of Ordinances of Nassau County, Florida. The sections of this Ordinance may be re-numbers or re-lettered and the words may be changed to section, article or other such appropriate word or phrase in order to accomplish such intention. The Nassau County Clerk of Courts will ensure that this Ordinance is codified into, and published, as part of the Nassau County Code of Ordinances.

SECTION 4. CONFLICTING PROVISIONS.

All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

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. EFFECTIVE DATE.

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

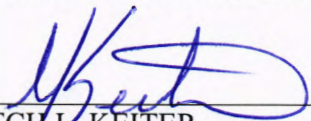
ADOPTED THIS 28th DAY OF July, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

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



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 31, 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. 2025-019, which was filed in this office on July 31, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp