

ORDINANCE NUMBER 2025-020

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING THE NASSAU COUNTY LAND DEVELOPMENT CODE; SPECIFICALLY AMENDING ARTICLE 30. SIGN REGULATIONS; AMENDING SECTION 30.01, RESIDENTIAL DISTRICTS; RENAMING AND ESTABLISHING APPLICABILITY; DELETING RESIDENTIAL DISTRICT SIGN REGULATIONS; AMENDING SECTION 30.02, COMMERCIAL DISTRICTS; RENAMING AND ESTABLISHING ALTERNATIVE SIGN REGULATIONS; DELETING COMMERCIAL SIGN REGULATIONS; AMENDING SECTION 30.03, INDUSTRIAL DISTRICTS; RENAMING AND PROVIDING FOR PROHIBITED SIGNS; DELETING INDUSTRIAL SIGN REGULATIONS; AMENDING SECTION 30.04, OPEN RURAL DISTRICT; RENAMING AND DEFINING DEVICES NOT REGULATED AS SIGNAGE; DELETING OPEN RURAL SIGN REGULATIONS; AMENDING SECTION 30.05, EXCLUDING SIGNS PERMITTED; RENAMING AND PROVIDING DEFINITIONS; ADDING SECTION 30.06, SIGNAGE REGULATIONS; AMENDING ARTICLE 35. STATE ROAD 200/A1A ACCESS MANAGEMENT OVERLAY DISTRICT; AMENDING SECTION 35.01, DEFINITIONS; DELETING DEFINITIONS; AMENDING SECTION 35.03, VESTING, PROVIDING DATE OF ADOPTION; AMENDING SECTION 35.09, SPECIAL RESTRICTIONS; MODIFYING INTENT; CLARIFYING PEDESTRIAN AND BICYCLE CIRCULATION; CORRECTING DEPARTMENT REFERENCES; DELETING SIGNAGE REGULATIONS; DELETING MINIMUM LOT DIMENSIONS; PROVIDING FOR COMPLIANCE WITH FEDERAL CASE LAW; PROVIDING FOR CONSOLIDATION OF CODE REGULATIONS WITHIN THE LAND DEVELOPMENT CODE; 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, Chapter 163, Part II, Florida Statutes, known as the “Community Planning Act” requires local government to establish and implement Comprehensive Plans to preserve, promote, protect, and improve public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; and

WHEREAS, Section 163.3202, Florida Statutes requires the implementation of land development regulations to provide for the regulation of signage; and

WHEREAS, the County acknowledges that certain definitions in the County’ code regarding signs require deletion or amendment in light of the United States Supreme Court decision in Reed v. Town of Gilbert, Arizona, 135 S. Ct. 2218 (2015), and lower courts further interpretation of this decision, and

WHEREAS, commercial speech is not afforded the same level of protection as non-commercial speech, and can therefore be regulated as commercial speech; and

WHEREAS, Nassau County has a significant interest in promoting the safety and convenience of its citizens on public parks, streets, and rights-of-way. Madsen v. Women’s Health Center, 512 U.S. 753, 768 (1994); and

WHEREAS, Nassau County has significant interest in providing a safe and pleasant environment and in eliminating nuisance activity, Smith v. City of Fort Lauderdale, Florida, 177 F. 3d 954, 956 (11th Cir. 1999); and

WHEREAS, the regulation of signage for purposes of aesthetics is a substantial governmental interest and directly serves the policy articulated in Article II, Section 7, of the Florida Constitution, by conserving and protecting its scenic beauty; and

WHEREAS, regulation of signage is currently contained in multiple sections of the Code of Nassau County and Land Development Code; and

WHEREAS, regulation of signage for all unincorporated county must be consolidated into the Nassau County Land Development Code; 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.

SECTION 2. AMENDING ARTICLE 30. SIGN REGULATIONS.

Appendix A Land Development Code, Article 30. SIGN REGULATIONS is hereby amended to read as follows:

Section 30.01. ~~Residential districts~~Applicability.

- (A) ~~No off-site sign shall be permitted in any residential district~~Unless otherwise specified in the Alternative Signage Regulations in Section 30.02 below, signage regulations as defined in this Article 30 shall control all unincorporated land of Nassau County.
- (B) ~~No sign in any residential district shall be animated or flashing and roof signs, neon signs and strip lighting are prohibited~~For the definition of terms used in this Article, refer to Section 30.05 below.
- (C) ~~In single-family residential districts, on-site signs shall be limited to one (1) sign not exceeding nine (9) square feet.~~
- (D) ~~On-site signs in connection with a permitted or permissible use in any residential district shall be limited to those specifically approved in the grant of zoning exception.~~

Section 30.02. ~~Commercial districts~~Alternative Signage Regulations.

~~On-site signs are permitted in all commercial districts. Off-site signs are permitted in all commercial districts except CN and CPO. No sign erected after the adoption of the zoning ordinance in any commercial district shall project beyond the property line over any public street, right-of-way, walk or alley.~~

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

1. Within the William Burgess Mixed Use Activity Center Overlay District, the signage regulations defined within the William Burgess Context and Connectivity Blueprint, as referenced in Article 43 of the Land Development Code, shall control.
2. 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 signage regulations for the William Burgess Mixed Use Activity Center Overlay District shall control pursuant to Article 43 of the Land Development Code.

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

1. For Planned Unit Developments (PUD), Developments of Regional Impact (DRI), or lands subject to a Development Agreement (DA) which contain signage regulations, those signage regulations shall control. If there are ambiguities in the PUD, DRI or DA related to signage regulations, the applicable Land Development Code or overlay district signage regulations shall control. If the PUD, DRI, or DA is silent as to signage, the applicable Land Development Code or overlay district signage regulations shall control.

(C) East Nassau Community Planning Area:

1. Individual Preliminary Development Plans (PDP) within an approved Detailed Specific Area Plan (DSAP) may have individual signage regulations subject to the applicable approval process. Where ambiguities exist related to the signage regulations within a PDP, the applicable underlying zoning or overlay district signage regulations shall control.

(D) Amelia Island Resort Overlay District

1. Resort Overlay District. This district includes a combination of residential, commercial, and public uses located on the south end of Amelia Island. These uses share a common orientation to the resort developments, recreational opportunities, and historic attractions of Amelia Island. The Resort Overlay District unifies the signage of different uses by regulating lighting, landscaping, character, and size. This district includes all unincorporated lands located on Amelia Island.
2. Within the Resort Overlay District, no sign may be internally illuminated signs or constructed of materials typically used in the construction of an internally illuminated sign.
3. All other sign regulations of this Article 30 shall control.

(E) State Road 200/A1A Access Management Overlay District

1. The sign regulations defined in this Article 30 shall govern all lands within the State Road 200/A1A Access Management Overlay District, except as provided in Section 30.02(A)2. above.

(F) All other Unincorporated Areas of Nassau County

1. The regulations in this Article 30 shall govern all other lands within the unincorporated areas of Nassau County not referenced above.

Section 30.03. ~~Industrial districts~~Prohibited Signs.

~~On-site and off-site signs are permitted in all industrial districts, provided no such sign erected after the adoption of the zoning ordinance shall project beyond the property line over any public street, right-of-way, walk or alley.~~

- (A) Any sign displaying lewd or lascivious content.
- (B) Mobile signs, trailer signs, portable signs, or any other similar type sign not permitted through the Nassau County Building Department as a ground sign.
- (C) Electronic digital sign (regardless of frequency of display change), moving message signs, changeable copy signs which can be altered by electro-mechanical, electro-magnetic means, or any other sign type utilizing moving parts, light manipulation, graphical manipulation, or any other methodology to alter the display and give the illusion of motion. This provision is not intended to prohibit manual changeable copy signs such as those customarily associated with gas price display. In addition, any existing digital signs must adhere to all state and federal rules regarding radio frequency interference.
- (D) Banners, spinners, sidewalk signs, blade signs, streamers, snipe signs, sandwich signs, pennants (or other similar apparatus strung together by a rope, wire, cord, or other means, not including bow flags).
- (E) Flashing, moving, animated, rotating, or noise making signs and signs that emit odor, or visible matter such as smoke or steam. Flashing lights or signs with lights or illumination that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color. This includes the use of manikins or other similar attention-grabbing devices whether motorized to simulate waving/pointing or displaying static poses.
- (F) Pylon signs, pole signs, and pier signs.
- (G) Wind/air activated, fluttering, or inflatable signs/devices including balloons, blimps, characters, waving characters, animals, castles, jump houses (used as an advertisement device for the jump house rental business), inflatable cars, or any other inflatable or semi-inflatable type sign or attention-grabbing device. This includes windsocks, promotional inflatables, inflatable wavers, and other similar devices.
- (H) Any sign that uses the word "stop," "yield," or "danger" or present or imply the need or requirement of stopping, or which are copies or imitations of official signs. Red, green or amber (or any color combination thereof) revolving or flashing light giving

- the impression of a police or caution light is a prohibited sign, whether on a sign or on an independent structure.
- (I) Any sign in a public ROW that is not an official sign placed by a government entity for the purpose of traffic control, public safety, or to provide direction.
- (J) Billboards.
- (K) Off-premise signs.
- (L) Roof signs or any sign extending above the top of the parapet.
- (A)(M) "Abandoned" or "discontinued" as defined in this Article 30 and signs that advertise an activity, business, product, or service no longer conducted or available on the parcel of land on which the sign is located.
- (N) Signs tacked, nailed, posted, pasted, tied, glued, or otherwise attached to trees (whether or not within a public right-of-way), utility poles, light poles, dumpster enclosures, or fences.
- (O) Neon tube lighting or fiber optics in signage. This includes neon signage placed in storefront windows that may be seen from the roadway. Neon window signs not exceeding an aggregate of twelve (12) inches by twenty-four (24) inches are allowed as the sole exception to this rule.
- (P) Human directional signs, sign walkers, sign spinners, human billboards, sign waivers.
- (Q) Delivery vehicles bearing the name of an establishment may not be parked in front of commercial establishments so as to serve as "additional signage" for the establishment. However, food trucks, where permitted, are exempt from the signage prohibition. No vehicles bearing business signage shall be parked in landscaped or buffer areas.

Section 30.04. ~~Open rural district~~ Devices not regulated as signage.

~~One (1) on-site sign not exceeding thirty-two (32) square feet in area shall be permitted for any permitted or permissible use in OR districts. Off-site signs shall be permitted provided such signs shall:~~

- ~~(A) Not be so located as to encroach in any manner on, over or across any public right-of-way, street or sidewalk or be located closer than thirty (30) feet to the intersection of any two (2) street right-of-way lines.~~
- ~~(B) Meet all federal and state regulations concerning the setback requirements of signs from public right-of-ways.~~
- ~~(C) Not be located nearer than five hundred (500) feet to any other off-site sign previously erected.~~

(A) **Polling place sign** means a sign erected at polling places regulated by Florida law and in compliance with sections 101.71 and 102.031, Florida Statutes.

(B) **Political campaign advertisement** means a paid expression defined and regulated by Florida law as described in section 106.1435, Florida Statutes. The prohibitions on placement of political campaign advertisement on road rights-of-way shall include those roads, streets, highways, or alleyways designated locally as county streets.

(C) **Traffic control device** means a sign or device installed by a governmental agency on or adjacent to any public highway, including but not limited to, any road, street, alley, sidewalk, pedestrian walkway, bikeway or multiuse path, consistent with the Manual on Uniform Traffic Control Devices for Streets and Highways, or MUTCD, that defines standards used to install and maintain traffic control devices on all rights-of-way open to public travel, as published by the Federal Highway Administration (FHWA) under 23 CFR, Part 655, Subpart F.

Section 30.05. Excluding signs permitted. Section 30.05 Definitions.

All signs, flags, posters, insignia, and other items excluded from the definition of the word "sign" in article 32, shall be permitted in all zoning districts.

Abandoned sign. A sign is abandoned if the land use or business advertised on that sign is no longer licensed, no longer has a certificate of occupancy, or is no longer doing business at the location of the sign or location noted on the sign.

Animated sign. A sign or any part of a sign with physical or light action or motion or the appearance thereof, including lenticulation, and including wind actuated elements, rotating, oscillating, fluttering, flashing, or swinging signs, banners, but excluding allowed flags.

Awning sign. A sign mounted, painted, or attached into a cohesive design and professionally manufactured awning. An awning is a framed construction anchored to the facade of a building, often covered with cloth and located over the main entrance.

Banner. A sign made of cloth, fabric, paper, nonrigid plastic of similar material with or without printing, lettering or other graphic design. Includes streamers and pennants displayed individually or in groups, along a string or other line.

Banner frame monument sign. A rigid framing mechanism mounted to the hard flat surface of a monument sign which is designed to securely hold and stretch a non-rigid banner giving the appearance of being a typical rigid sign.

Billboard. Any off-site commercial outdoor sign upon which content may be displayed and whose surface is sold, licensed, or leased to another for the display of their content.

Building sign. A sign fastened or painted directly on to the facade of a building in such a manner that the facade becomes the supporting structure for, or forms the background surface of, the sign. A building sign may advertise a tenant, or the name of the commercial complex when occupied by multiple tenants. A building sign may be a constructed object with a single face or

composed of independent objects (such as letters and a logo). In the latter case, the area formed by the entire composition shall not exceed the size requirements of these regulations.

Buried pylon sign. A stand-alone sign anchored to two (2) piles or poles that are driven into the ground, or each pile or pole is encased within an independent foundation, to a depth sufficient to withstand wind shear, so that the entire bottom is in contact with or close to natural grade, in order to advertise a single tenant for a particular property.

Changeable copy sign. A sign whose informational content can be changed or altered by electric, electro-mechanical, electro-magnetic, or other electronic means. This includes among other things, signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments, tiles, pyramids, or other similar mechanisms.

Directory sign. A sign listing the tenants or occupants of a building or group of buildings that may indicate their respective professions or business activities.

Double-faced sign. A sign with two (2) faces of equal size and shape, back-to-back, and parallel, each sign being a mirror image shape of the other side.

Electronic digital sign. Is any sign capable of displaying digital words, symbols, figures, images, video, sound, or any other copy or display that can be electronically changed by remote, by hand, by automatic programming, or any other similar means. Electronic digital signs include any sign using digital display technology including, but not limited to, LED, plasma, and electronic ink.

Entrance sign. A sign mounted on pile(s) or pole(s) and driven into the ground to a depth sufficient to withstand wind shear, or anchored directly to a foundation at natural grade, used to denote points of vehicular ingress and egress on a property.

Entry feature. A structure located at the primary entrance to a residential development to identify the name of the development. Entry features may include walls, towers, gate houses, and similar structures. Entry features shall be a maximum of fifteen (15) feet in height, with the exception of walls, which may be a maximum of eight (8) feet and must employ materials that are consistent with monument sign requirements.

Flag. A temporary device for commercial advertising made of flexible material and supported on one (1) side by a flagpole. Emblems or insignia of the United States, State of Florida or other organization or entities are not included in this definition.

Flag, bow. A temporary device for commercial advertising that is ground-mounted, made of flexible material and supported by a flexible metal spine. Commonly the entire support structure is covered by the advertising material.

Flag, government. An emblem or insignia of the United States, State of Florida, or other governmental organization or entity usually made of cloth or similar nonrigid material.

Flashing sign. Any sign with a light or lights which flash, blink, cut on and off intermittently, change in intensity or otherwise create the illusion of flashing or movement, including lenticulation.

Government sign. Any sign or device placed by a governmental agency or public utility in furtherance of its speech on property owned or controlled by a governmental agency or utility.

Ground sign. Any sign, including a pole sign, placed upon or supported by the ground independent of any other structure.

Group of establishments. Two (2) or more commercial, industrial, or public establishments that share common frontage, access points, off-street.

Human directional signs (sign walkers/sign spinners/human billboards/sign waver) is any sign that is worn (including costumes), held, carried, or braced by a human for commercial advertising. This definition does not inhibit an individual's right to act within the protections of the Constitution of the United States of America.

Illuminated sign. A sign which gives forth artificial light or reflects such light from an artificial source.

Memorial sign. A sign or tablet indicating only the name of the building and/or the date of the construction of the building and which is an integral part of the building and is cut into a masonry surface or constructed of metal.

Monument sign. A stand-alone sign anchored directly to a foundation, in which the entire bottom is in contact with or close to grade, ~~to advertise a single tenant for a particular property to identify a business, building, or residential development.~~

Nameplate. A sign indicating the name or address of the occupant or resident of the unit to which it is attached.

Neon sign. A sign using electrified, luminous tube lights that contain rarefied neon or other gases. This definition also includes all colored luminous tube lights regardless of method of illumination.

Nonconforming sign. Any sign which does not comply with the regulations of this article as may be amended.

Off-premise sign. (also known as "off-site sign") Any sign which advertises a use, business, establishment, activity, goods, products, or services that is sold, produced, manufactured, or furnished at a place other than on the property on which said sign is located.

Parapet. The portion of a façade that extends above the roof immediately adjacent thereto.

Pier sign. A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is seventy-eight (78) inches or more above grade.

Pole sign. See Pylon sign.

Public sign. A sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance or other governmental regulation.

Portable sign. A moveable sign not secured or permanently affixed to a building, structure, or the ground (also a mobile, trailer, sidewalk, or sandwich sign).

Pylon sign. A stand-alone sign anchored to one (1) or more piles or poles that are driven into the ground, or each pile or pole is encased within an independent foundation, with a signage face that has no contact with the ground.

Roof. The outside top covering of a building.

(a) *Flat.* A roof which is not pitched and the surface of which is parallel to the ground.

(b) *Gable.* A ridged roof forming a gable at both ends of the building.

(c) *Gambrel.* A gabled roof with two (2) slopes on each side, the lower steeper than the upper (in current use, the upper slope may be flat).

(d) *Hip.* A roof with sloping ends and sides.

(e) *Mansard.* A roof with two slopes on each of four (4) sides, the lower steeper than the upper (in current use, the upper slope may be flat).

Roof line. The uppermost line of the roof, including mansard roofs, of a building or, in the case of an extended façade, the uppermost height of said façade. However, in the case of a slanted roof or A-frame type roof, roof line refers to the lower-most edge of said roof.

Roof sign. Any sign erected or constructed wholly upon or over the roof of any building.

Sidewalk or sandwich sign. See portable sign.

Sign. Any writing (including letter, work, or numeral); pictorial representation (including illustration or decoration); emblem (including service mark, symbol, or trade mark); flag (banner or pennant); any other figure or character; or any structure or part thereof on which such writing, pictorial representation, emblem, flag, or other figure or character is installed or placed (except a building to which the same may be attached) which:

(a) Is used to inform, attract attention or advertise; and

(b) Is readily visible from any public place off the premises where the sign is located. Whenever the word "sign" appears in this section, the same shall include "advertising structure".

Sign area means the background area upon which the copy area is placed. Where the copy area is attached to the wall of a building, the wall shall not be construed to be the background area of the sign unless it is an integral part of the sign. The entire face of a sign including the advertising surface and any framing, trim or molding, but not including the supporting structure.

Stacked sign or outdoor advertising sign or billboard, means a stacked or multiple billboards that are two (2) or more billboards grouped vertically regardless of supporting systems.

Subdivision sign. A stand-alone monument sign used to identify a single-family subdivision or townhome development.

Temporary ancillary sign means an on-site sign utilized for a temporary ancillary activity related to the property's primary uses allowed under the property's zoning and comprehensive plan. The sign's duration must coincide with termination of that temporary ancillary activity. This sign type is not for the primary uses allowed under the property's zoning and comprehensive plan designation. Typical industry examples include real estate for sale or lease, or development or construction activity.

V-shaped sign means any sign which has two (2) faces that are not parallel, (not to include sandwich signs and "A" frame signs). A "V" shaped sign shall not have an included angle of not more than thirty (30) degrees.

Vesting. Having an existing right pertaining to the immediate or future development of property.

Wall face means the entire building front, including the parapet.

Wall signs means any sign installed parallel to and flush against the face of the outside wall of a building, supported by the building and which has only one (1) advertising surface.

Window signs means any sign placed on the inside or outside of any window of any building or door and which is visible from any public right-of-way. This does not include merchandise on display.

Section 30.06. – Signage Regulations.

These regulations are intended to ensure that the aesthetic quality of the unincorporated areas of Nassau County, including the SR 200/A1A corridor, is not compromised and that the traveling public, to include local traffic, may enjoy roadways and corridors that are clearly marked for access, direction and public safety. Further, it is the intent of these regulations to provide reasonable assurance that "sign clutter," that has so adversely affected the value of land in many coastal counties, does not occur along the roadways and corridors of Nassau County. For those areas within the A1A/SR200 Access Management Overlay District that are also within the established William Burgess Mixed Use Activity Center Overlay District, the signage regulations for the William Burgess Mixed Use Activity Center Overlay District shall control pursuant to Article 43 of this Code.

- (1) If a sign is not identified as permitted in these regulations, it is prohibited.
- (2) Nonconforming signs. [Vesting.] Existing signs that were constructed in accordance with an approved permit from the Nassau County Building Department shall be vested from these regulations.
 - a. A nonconforming sign must remain in substantially the same perimeter dimensions in face area, height above ground level, materials of construction, type of structure and type of sign as it was as of the date it became nonconforming.
 - b. Reasonable repair and maintenance of nonconforming signs, including change of advertising message, is permitted and is not a change which would terminate the nonconforming status. Reasonable repair and maintenance means the work necessary to keep the sign structure in a state of good repair, including the

replacement in kind of materials in the sign structure. Where the replacement of materials is involved, such replacement may not exceed either fifty (50) percent of the structural materials in the sign, or fifty (50) percent of the current fair market value of the sign, within any twelve-month period. "Structural materials" means all those materials incorporated into the sign as load-bearing parts, including vertical supports, horizontal stringers, braces, bracing wires, brackets and catwalks. Structural materials do not include the sign face, any skirt, any electrical service or electric lighting, except in cases where such items have been incorporated into the sign as load-bearing parts. The following are examples of modifications which do not constitute reasonable repair or maintenance, and which constitute substantial changes to a nonconforming sign which will result in the loss of nonconforming status:

1. Modification which changes the structure of, or the type of structure of, the sign, such as conversion of a back-to-back sign to a V-type or conversion of a wooden sign structure to a metal structure.
2. Modification which changes the area of the sign facing or the height above ground level (HAGL) of the sign.
3. Modification which enhances the visibility of the sign's message, or the period of time that the sign's message is visible.

c. A nonconforming sign may not be disassembled or otherwise destroyed and re-erected at the same location.

d. A nonconforming sign may not be relocated, except to a conforming location.

e. A nonconforming sign may continue to exist so long as it is not destroyed, abandoned or discontinued. "Destroyed," "abandoned" and "discontinued" have the following meanings:

1. "Destroyed" means more than fifty (50) percent of the upright supports of a sign structure are physically damaged such that normal repair practices of the industry would call for, in the case of wooden sign structures, replacement of the broken supports and, in the case of a metal sign structure, replacement of at least twenty-five (25) percent of the length above ground of each broken, bent or twisted support. A sign will not be considered "destroyed" within the meaning of this section where the destruction is caused by vandalism or other criminal or tortious act.

2. A nonconforming sign is "abandoned" or "discontinued" when a sign structure no longer exists at the permitted location or the sign owner fails to operate and maintain the sign for a period of twelve (12) months or longer.

(3) Permitted signage. The following types of signs are allowed in the unincorporated areas of Nassau County:

a. Monument signs. The following requirements must be met:

1. Maximum dimensions for monument signs shall be eight (8) feet horizontal and six (6) feet vertical, except that to increase height, monument signs may be constructed on earthen mounds, or, be placed upon a brick, block, or stone monument base provided the monument base is concealed by shrubbery eighteen (18) inches tall at the time of planting and spaced no less than thirty (30) inches on center, but in no instance shall a monument sign exceed nine (9) feet in total height above natural grade.
2. Metal cabinets may be incorporated into the design of a monument sign when the metal sign cabinet is either formed by external materials consisting of stone, brick, wood, or stucco or when the metal sign cabinet is placed upon a brick, block, or stone monument base that is a minimum of two (2) feet in height and is at least the width of the metal sign.
3. All monument signs shall include a top cap, an architectural design element of the sign that is placed upon the top of a monument sign and is intended to be clearly differentiated from the sign materials typically associated with the construction of the sign cabinet. The top cap must be comprised of brick, block, stone, or stucco (or synthetic material designed to imitate brick, block, stone, or stucco).
4. Monument signs may be internally or externally illuminated, except where illumination is otherwise restricted by the Code of Ordinances or Land Development Code.
5. One (1) monument sign, which may be double-sided, is allowed per each street frontage, however, when more than one (1) monument sign is allowed, each sign must front a separate street and be at least one hundred (100) linear feet apart as measured using the shortest straight-line distance. Monument signs shall not be located within thirty (30) feet of an internal or private property line.

b. Banner frame monument signs. Monument signs may be modified to hold replaceable "banner" style advertisements. There shall be no limitation on the duration of display or frequency of change-outs. Property owners are responsible for allocating banner space within banner frame monuments for tenants. The following requirements must be observed:

1. Allowable signage area for monument signs cannot be exceeded.
2. The banner frame may not exceed eighty (80) percent of the total sign elevation. For example, if the sign is forty-eight (48) square feet, no more than 38.4 square feet may be used as a banner frame.

3. A banner frame must be framed on all four (4) sides (minimum thirty-six-inch base, four-inch vertical sides, and capstone. One (1) vertical side and capstone may be omitted if the other side is at least twenty-four (24) inches.
 4. Split face, brick, stucco or other decorative masonry surface must be employed.
 5. A banner frame monument sign counts as a monument sign.
- c. Decorative posts. Decorative posts employing elements of the banner frame monuments sign may be used to display banners. Posts must be made of masonry or faux masonry materials, be permanently concreted in the ground, have a capstone on each and shall not be more than six (6) feet tall. Each pair of posts shall be a maximum of ten (10) feet apart measured center post to center post and shall count as a sign in the allowable signage for each commercial property. Separation distances to other permanent signage must be observed. Such posts must be permitted by Nassau County. Any posts not permitted by Nassau County are subject to code enforcement action. Two (2) decorative posts designed to hold one (1) banner count as a monument sign.
- d. Buried pylon signs. The poles normally associated with pylon signs shall be buried in an earthen mound such that the appearance of the finished sign is identical to a monument sign. The regulations for a monument sign shall apply.
- e. Building signs. Signage may be placed on buildings. Such signage may be painted or installed. Installed signs may be plastic or metal. Building signage may not exceed three hundred fifty (350) square feet per sign. The total signage for building signs, per building, may not exceed seven and one-half (7½) percent of the building face. Building signage may not extend beyond the roofline, or the top of a parapet. Building signage may be internally or externally illuminated. Signs for buildings on end corners (end caps) shall be allowed building signs equal to seven and one-half (7.5) percent of the corresponding elevation but not to exceed three hundred fifty (350) square feet regardless of the dimensions of the corresponding elevation.
- f. Awning signs. Awning signs shall comply with standard county regulations for such signage. Awnings containing any text or emblems shall count towards minimum wall sign calculation.
- g. Directory signs. Directory signs may be constructed for every one thousand (1,000) feet of frontage or at every entrance and have space for at least three (3) tenants. These tenants must be geographically and corporately separated. Directory signs shall not exceed sixteen (16) feet in height and ten (10) feet in width. Permanent operating businesses (including institutions and governments) that have frontage on SR200 may co-locate signage of

businesses that do not front on SR200 on a directory sign provided that those businesses that do not have frontage on SR200 are located within the SR 200 Overlay (one thousand (1,000) feet from SR200). Such signs must be permanent directory signs and have space for at least three (3) tenants. Directory signs may be double-sided. Directory signs for community shopping centers shall not exceed twenty-four (24) feet in height and sixteen (16) feet in width. Directory signs may be internally or externally illuminated. Directory signs may be stone or metal for external framing. Directory signs may be metal, stone, wood or plastic.

- h. Entrance signs. Signs that state "Entrance" or "Exit" or that state wayfinding information such as "Service Center" may be allowed at each project entrance and internally where needed. These signs shall not exceed eight (8) square feet and taller than three (3) feet in height. Such signs may include logos but such logos may not be more than thirty-six (36) square inches in size. Entrance signs may be metal framed and internally illuminated.
- i. Entry feature. An entry feature may be located at the primary entrance to a residential development.
- j. Public safety signs. Public safety signs are permitted as approved by the county or, as appropriate, the Florida Department of Transportation (FDOT).
- k. Temporary ancillary use signs may be installed only for the duration of time of the ancillary use on-site and shall be removed within fourteen (14) days of the expiration of the ancillary use related to the signage.
 - 1. No temporary ancillary use permit shall be issued for more than sixty (60) consecutive days.
 - 2. No temporary ancillary use permit may be issued more than two (2) sixty (60) days or four (4) thirty (30) days per year.
 - 3. For commercial, industrial, or institutional use properties, one (1) sign is permitted per four hundred (400) feet of street frontage up to a maximum of two (2) signs per lot, parcel, establishment, or unit, not to exceed thirty-two (32) square feet in area and shall not be illuminated. For residential use properties, one (1) sign is permitted per street frontage, not to exceed two (2) sixteen (16) square feet in area and must be a minimum of five (5) feet from the right-of-way.
- l. Flags. Flags are permitted as a supplementary advertising device. Individual bow flags and flag poles must be placed one hundred (100) feet apart. A flag pole may hold up to three (3) flags but must be less than fourteen (14) feet in height. Individual bow flags may not exceed ten (10) feet in height. Each parcel or shopping center is permitted a maximum of up to three (3) flags (on one (1) pole or multiple poles) or up to two (2) bow flags. The square footage of all flags may not exceed seventy-four (74) square feet.

SECTION 3. AMENDING ARTICLE 35. STATE ROAD 200/A1A ACCESS MANAGEMENT OVERLAY DISTRICT.

Appendix A Land Development Code, Article 35. STATE ROAD 200/A1A ACCESS MANAGEMENT OVERLAY DISTRICT is hereby amended to read as follows:

ARTICLE 35. STATE ROAD 200/A1A ACCESS MANAGEMENT OVERLAY DISTRICT

Section 35.01. - Definitions.

~~*Abandoned sign.* A sign is abandoned if the land use or business advertised on that sign is no longer licensed, no longer has a certificate of occupancy, or is no longer doing business at the location of the sign or location noted on the sign.~~
~~*Awning sign.* A sign mounted, painted, or attached into a cohesive design and professionally manufactured awning. An awning is a framed construction anchored to the facade of a building, often covered with cloth and located over the main entrance.~~

~~*Banner.* A sign made of cloth, fabric, paper, nonrigid plastic or similar material with or without printing, lettering or other graphic design. Includes streamers and pennants displayed individually or in groups, along a string or other line.~~

~~*Banner frame monument sign.* A rigid framing mechanism mounted to the hard flat surface of a monument sign which is designed to securely hold and stretch a non-rigid banner giving the appearance of being a typical rigid sign.~~
~~*Building sign.* A sign fastened or painted directly onto to the facade of a building in such a manner that the facade becomes the supporting structure for, or forms the background surface of, the sign. A building sign may advertise a tenant, or the name of the commercial complex when occupied by multiple tenants. A building sign may be a constructed object with a single face or composed of independent objects (such as letters and a logo). In the latter case, the area formed by the entire composition shall not exceed the size requirements of these regulations.~~

~~*Buried pylon sign.* A stand-alone sign anchored to two (2) piles or poles that are driven into the ground, or each pile or pole is encased within an independent foundation, to a depth sufficient to withstand wind shear, so that the entire bottom is in contact with or close to natural grade, in order to advertise a single tenant for a particular property.~~

~~*Canopy tree.* A species of tree that normally grows to a mature height of forty (40) feet or more.~~

~~*Changeable copy sign.* A sign whose informational content can be changed or altered by electric, electro-mechanical, electro-magnetic, or other electronic means. This includes among other things, signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments, tiles, pyramids, or other similar mechanisms.~~

Construction sign. A temporary sign identifying those engaged in or involved with construction on any building site, excluding signs at construction sites on portable toilets or construction trailers.

Directory sign. A sign listing the tenants or occupants of a building or group of buildings that may indicate their respective professions or business activities.

Electronic digital sign. Is any sign capable of displaying digital words, symbols, figures, images, video, sound, or any other copy or display that can be electronically changed by remote, by hand, by automatic programming, or any other similar means. Electronic digital signs include any sign using digital display technology including, but not limited to, LED, plasma, and electronic ink.

Entrance sign. A sign mounted on pile(s) or pole(s) and driven into the ground to a depth sufficient to withstand wind shear, or anchored directly to a foundation at natural grade, used to denote points of vehicular ingress and egress on a property.

Flag. A temporary device for commercial advertising made of flexible material and supported on one (1) side by a flagpole. Emblems or insignia of the United States, State of Florida or other organization or entities are not included in this definition.

Flag, bow. A temporary device for commercial advertising that is ground-mounted, made of flexible material and supported by a flexible metal spine. Commonly the entire support structure is covered by the advertising material.

Human directional signs (sign walkers/sign spinners/human billboards/sign waver) is any sign that is worn (including costumes), held, carried, or braced by a human for commercial advertising. This definition does not inhibit an individual's right to act within the protections of the Constitution of the United States of America.

Monument sign. A stand-alone sign anchored directly to a foundation, in which the entire bottom is in contact with or close to grade, to advertise a single tenant for a particular property.

Monument sign top cap. A brick, block, stone, stucco, or synthetic materials designed to imitate brick, block or stone architectural design element of a sign that is placed upon the top of a monument sign. In this meaning, a top cap is intended to be clearly differentiated from the sign cabinet or materials typically associated with the construction of a sign cabinet.

Neon sign. A sign using electrified, luminous tube lights that contain rarefied neon or other gases. This definition also includes all colored luminous tube lights regardless of method of illumination.

Pier sign. A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is seventy-eight (78) inches or more above grade.

Pole sign. See Pylon sign.

Political sign. Any temporary sign used to influence a local, county, state, or national election.

~~*Public sign.* A sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance or other governmental regulation.~~

~~*Pylon sign.* A stand-alone sign anchored to one (1) or more piles or poles that are driven into the ground, or each pile or pole is encased within an independent foundation, with a signage face that has no contact with the ground.~~

~~*Real-estate sign.* A temporary sign indicating that the lot on which the sign is located, or any building or structure located thereon, is for sale, rent, or lease.~~

Retention boxes. A pond, pool, or basin used for the permanent storage of water runoff or the controlled release of stored water and groundwater recharge and constructed using a wood or concrete retaining wall at or near ninety (90) degree slope in relation to natural grade.

~~*Special event sign.* A sign which calls attention to a business promotion, grand opening, civic event or meeting or other similar activity of a temporary nature.~~

Structural. Anything constructed, erected or placed, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground.

~~*Temporary subdivision or development sign.* A form of a real estate sign placed near the entry to a new subdivision or development providing information on the developer, sales agent and relevant purchase information. May include a map or diagram of area identifying properties for sale.~~

Understory trees. A species of tree that normally grows to a mature height of fifteen (15) to thirty-five (35) feet.

Vesting. Having an existing right pertaining to the immediate or future development of property.

Section 35.02. - Applicability.

These regulations shall apply to all lands within one thousand (1,000) feet of each side of SR 200/A1A stretching from the west side of the Thomas J. Shave Bridge at the Intercoastal Waterway to Wildwood Road, west of I-95 on the effective date of these regulations hereinafter referred to as the A1A Corridor.

Section 35.03. - Vesting.

Existing development or an approved development order or development agreement or site plan application deemed complete pursuant to the Nassau County Ordinance 97-19, as amended, (Development Review Regulations Ordinance 99-18, as amended), as of the ~~date of the adoption of this ordinance by the board of county commissioners~~August 11, 2003, is exempt from these regulations. ~~Said site plan must be approved by the appropriate entity within one (1) year of submittal.~~ Legally established lots of two and one-half (2½) acres or less in size, existing prior to ~~the adoption of these regulations~~August 11, 2003, are vested and exempt from the provisions of this ordinance, but are not exempt from the signage standards of section ~~35.09(F)~~30.02(E) of

the Land Development Code or the setback provisions of the county's approved comprehensive plan and access management standards.

However, such exemption shall lapse under the following circumstances:

1. If a parcel/outparcel is further divided, all of the parcels/outparcels thus created shall comply with these regulations.
2. If existing lots are assembled to form a larger lot that exceeds two and one-half (2½) acres, these regulations shall be applied to the larger tract.
3. Agricultural uses, to include silviculture, are exempt from these regulations. However, should agricultural/silvicultural lands be sold or converted to any non-agricultural/silvicultural use, and the lands are larger than two and one-half (2½) acres, then these regulations shall apply.

...

Section 35.09. - Special restrictions.

~~The extension of pedestrian facilities along the A1A corridor shall be regulated by existing countywide standards. In addition, the following standards relate to pedestrian facilities internal to development parcels within the overlay district:~~

- A. *Pedestrian and bicycle circulation.* The extension of pedestrian facilities along the A1A corridor shall be regulated by existing countywide standards. In addition, the following standards relate to pedestrian facilities internal to development parcels within the overlay district.

Sidewalks on development parcels shall logically extend from the existing or proposed sidewalk system along the right-of-way.

- B. *Setbacks.* Setbacks on the SR 200/A1A corridor shall be the requirements of the underlying zoning plus an additional twenty-five (25) feet.
- (1) The additional twenty-five-foot setback may be waived by the development review committee (DRC) at the written recommendation of the planning ~~and economic opportunity~~ director or designee subject to the following:
- a. Request for waiver of the additional twenty-five (25) feet shall be submitted in writing to the ~~department of planning and economic opportunity~~ (PEO) ~~department~~. The request for a waiver shall include the material necessary for planning ~~and economic opportunity~~ staff and the DRC to review. The request shall, at a minimum, include the following:
 1. Thorough narrative describing the nature of the request and the reason for request.
 2. A site plan that shall include the subject property and the necessary areas of the surrounding lands to determine the interrelationship with the corridor and adjacent properties.

3. Building elevations.
4. Facade treatment details.
5. Material list.
6. Streetscape plan.
7. Landscape plan.
8. Any other material deemed necessary by PEO-planning staff, development review committee (DRC) or the planning and zoning board to adequately review and make an informed decision as to the request based on the criteria in section 35.09(B)(1)(b).

- b. The following standards shall be used by the DRC and DPEO-planning staff to evaluate the request. Projects should demonstrate compliance with the following criteria:

...

~~F. Signage. These regulations are intended to ensure that the aesthetic quality of the A1A corridor is not compromised and that the traveling public, to include local traffic, may enjoy a corridor that is clearly marked for access, direction and public safety. Finally, it is the intent of these regulations to provide reasonable assurance that "sign clutter," that has so adversely affected the value of land in many coastal counties, does not occur along the primary tourist arterial of Nassau County. For those areas within this overlay district that are also within the established William Burgess Mixed Use Activity Center Overlay District, the signage regulations for the William Burgess Mixed Use Activity Center Overlay District shall control pursuant to article 43 of this Code.~~

- ~~(1) If a sign is not identified as permitted or prohibited in these regulations, it may be permitted or prohibited pursuant to county signage or billboard regulations that are applicable to areas outside of the A1A Corridor.~~
- ~~(2) Vesting. Existing signs that were constructed in accordance with an approved permit from the Nassau County Building Department shall be vested from these regulations. Any vesting shall be considered abandoned should a business name or, a single tenant sign change, or should a non-residential building be unoccupied for a period of twelve (12) consecutive months. In the event that a sign is destroyed, then replacement signage must comply with these regulations. In the event that a sign is damaged such that its repair cost exceeds fifty (50) percent of the cost of a replacement sign of equal dimension and specification, then the damaged sign will be considered destroyed and shall comply with these regulations.~~
- ~~(3) Approved signage. The following types of signs are allowed on the A1A Corridor:~~

a. ~~Monument signs.~~ Maximum dimensions for monument signs shall be eight (8) feet horizontal and six (6) feet vertical to increase height, monument signs may be constructed on earthen mounds, or, be placed upon a brick, block, or stone monument base provided the monument base is concealed by shrubbery eighteen (18) inches tall at the time of planting and spaced no less than thirty (30) inches on center, but in no instance shall a monument sign exceed nine (9) feet in total height above natural grade. Monument signs may be double sided. External framing material must be stone, brick, wood, or stucco. Monument signs may be internally or externally illuminated. Monument signs on SR-200/A1A may not be located within one hundred (100) feet of any other property signage and may not be located within thirty (30) feet of a private property line. However, in the event that there is a shared access between two (2) property owners, each property owner shall be allowed one (1) monument sign subject to the language herein, or, in the event there is no direct access, a property owner may erect one (1) monument sign. Otherwise, monument signs shall be limited to one (1) per entrance. See Exhibit "I."

When the lot frontage on a single roadway exceeds four hundred (400) linear feet, one (1) additional monument sign shall be permitted on that frontage for each one hundred (100) linear feet over four hundred (400), or portion thereof, up to a maximum of four (4) signs. On corner lots, where lot frontage on an adjacent roadway exceeds four hundred (400) linear feet, one (1) additional monument sign shall be permitted on that frontage for each one hundred (100) linear feet over four hundred (400), or portion thereof, up to a maximum of two (2) signs.

b1. ~~Banner frame monument signs.~~ Monument signs of [subsection] (F)(3)a. may be modified to hold replaceable "banner" style advertisements. There shall be no limitation on the duration of display or frequency of change-outs. Property owners are responsible for allocating banner space within banner frame monuments for tenants. The following requirements must be observed:

1. Allowable signage area for monument signs cannot be exceeded.
2. The banner frame may not exceed eighty (80) percent of the total sign elevation. For example, if the sign is forty-eight (48) square feet, no more than 38.4 square feet may be used as a banner frame.
3. A banner frame must be framed on all four (4) sides (minimum thirty-six inch base, four inch vertical sides, and capstone. One (1) vertical side and capstone may be omitted if the other side is at least twenty-four (24) inches.
4. Split face, brick, stucco or other decorative masonry surface must be employed.
5. A banner frame monument sign counts as a monument sign.

- b2. ~~[Decorative posts.]~~ Decorative posts employing elements of the banner frame monuments sign may be used to display banners. Posts must be made of masonry or faux masonry materials, be permanently concreted in the ground, have a capstone on each and shall not be more than six (6) feet tall. Each pair of posts shall be a maximum of ten (10) feet apart measured center post to center post and shall count as a sign in the allowable signage for each commercial property. Separation distances to other permanent signage must be observed. Such posts must be permitted by Nassau County. Any posts not permitted by Nassau County are subject to code enforcement action. Two (2) decorative posts designed to hold one (1) banner count as a monument sign.
- b3. ~~Buried pylon signs.~~ The poles normally associated with pylon signs shall be buried in an earthen mound such that the appearance of the finished sign is identical to a monument sign. The regulations for a monument sign shall apply, see section 34.08(F)(3)(a). See Exhibit "2."
- e. ~~Building signs.~~ Signage may be placed on buildings. Such signage may be painted or installed. Installed signs may be plastic or metal. Building signage may not exceed three hundred fifty (350) square feet per sign. The total signage for building signs, per building, may not exceed seven and one-half (7½) percent of the building face. Building signage may not extend beyond the roofline, or the top of a parapet. Building signage may be internally or externally illuminated. See Exhibit "3." Signs for buildings on end corners (end caps) shall be allowed building signs equal to seven and one-half (7.5) percent of the corresponding elevation but not to exceed three hundred fifty (350) square feet regardless of the dimensions of the corresponding elevation.
- d. ~~Awning signs.~~ Awning signs are permitted within the A1A Corridor and shall comply with standard county regulations for such signage. Awnings containing any text or emblems shall count towards minimum wall sign calculation. See Exhibit "4."
- e. ~~Directory signs.~~ Directory signs may be constructed for every one thousand (1,000) feet of frontage or at every entrance and have space for at least three (3) tenants. These tenants must be geographically and corporately separated. Directory signs shall not exceed sixteen (16) feet in height and ten (10) feet in width. Permanent operating businesses (including institutions and governments) that have frontage on SR200 may co-locate signage of businesses that do not front on SR200 on a directory sign provided that those businesses that do not have frontage on SR200 are located within the SR 200 Overlay (one thousand (1,000) feet from SR200). Such signs must be permanent directory signs and have space for at least three (3) tenants. Directory signs may be double-sided. Directory signs for community shopping centers shall not exceed twenty-four (24) feet in height and sixteen (16) feet in width. Directory signs may be internally or externally illuminated. Directory

signs may be stone or metal for external framing. Directory signs may be metal, stone, wood or plastic. See Exhibit "5."

f. ~~Entrance signs.~~ Signs that state "Entrance" or "Exit" or that state wayfinding information such as "Service Center" may be allowed at each project entrance and internally where needed. These signs shall not exceed eight (8) square feet and taller than three (3) feet in height. Such signs may include logos but such logos may not be more than thirty-six (36) square inches in size. Entrance signs may be metal framed and internally illuminated. See Exhibit "6."

g. ~~Public safety signs.~~ Public safety signs are permitted anywhere within the A1A Corridor as approved by the county or, as appropriate, the Florida Department of Transportation (FDOT). See Exhibit "7."

h. ~~Real estate signs.~~ Real estate signs located in residential zoning districts shall not exceed:

1. ~~Sixteen (16) square feet in area; and~~

2. ~~One (1) sign for every two hundred (200) feet of frontage or portion thereof up to a maximum of four (4) real estate signs per parcel.~~

~~A real estate sign located in commercial zoning districts shall not exceed:~~

1. ~~Thirty-two (32) square feet in area; and~~

2. ~~Shall not exceed more than one (1) sign for each four hundred (400) feet of frontage portion thereof up to a maximum of two (2) signs per lot parcel, establishment, or unit.~~

3. ~~Shall be removed from the subject premises within ten (10) business days following the real estate transaction.~~

4. ~~Shall not be illuminated.~~

i. ~~Political signs.~~

j. ~~Construction/temporary development/"coming soon" sign:~~

1. ~~Shall not exceed one (1) project identification sign per active construction project/development and said sign shall not to exceed thirty-two (32) square feet.~~

2. ~~Shall not exceed one (1) sign for each contractor, subcontractor, or supplier.~~

3. ~~Shall not exceed thirty-two (32) square feet in area for general contractor and six (6) square feet in area for any subcontractor or supplier.~~

4. ~~No construction/temporary development sign may be illuminated.~~

5. ~~All signage must be removed prior to the issuance of the first certificate of occupancy.~~
- k. ~~Special event sign:~~ A special event sign permit may be acquired through the growth management department subject to the following:
1. ~~No special event sign permit shall be issued for more than sixty (60) consecutive days.~~
 2. ~~No individual operation, site, development, parcel, business, or group of business may obtain more than two (2), sixty-day or four (4), thirty-day special event sign permits per year.~~
 3. ~~Application for special event sign permit shall include a site plan/sketch, description of event, type and location of the proposed signage, duration of the event, set-up and break-down dates, and a letter of authorization from the property owner.~~
 4. ~~Signs erected and maintained pursuant to and in discharge of any governmental function, including emergency and road services, shall not require a special event permit.~~
 5. ~~Special event signs shall not be combined with existing commercial flags or banners in order to increase allowable signage on property.~~
- l. ~~Billboards.~~ Billboards are permitted on the A1A Corridor as provided for in Ordinance 2002-29, which is known as the "Nassau County Billboard Ordinance."
- m. ~~Flags.~~ Flags are permitted as a supplementary advertising device and do not require a special event permit. Individual bow flags and flag poles must be placed one hundred (100) feet apart. A flag pole may hold up to three (3) flags but must be less than fourteen (14) feet in height. Individual bow flags may not exceed ten (10) feet in height. Each parcel or shopping center is permitted a maximum of up to three (3) flags (on one (1) pole or multiple poles) or up to two (2) bow flags. The square footage of all flags may not exceed seventy-four (74) square feet. Flags may not be used in combination with bow flags. Flags and bow flags may not be used in combination with any type of special event signage.
- n. ~~[Prohibited.]~~ The following signs shall be prohibited, except as expressly permitted in the above regulations, within the A1A Access Management Overlay District:
1. ~~Any sign displaying lewd or lascivious content.~~
 2. ~~Mobile signs, trailer signs, portable signs, or any other similar type sign not permitted through the Nassau County Building Department as a ground sign.~~

3. ~~Electronic digital sign (regardless of frequency of display change), moving message signs, changeable copy signs which can be altered by electro-mechanical, electro-magnetic means, or any other sign type utilizing moving parts, light manipulation, graphical manipulation, or any other methodology to alter the display and give the illusion of motion. This provision is not intended to prohibit manual changeable copy signs such as those customarily associated with gas price display. In addition, any existing digital signs must adhere to all state and federal rules regarding radio-frequency interference.~~
4. ~~Banners (except by special event permit), spinners, sidewalk signs, blade signs, streamers, snipe signs, sandwich signs, pennants (or other similar apparatus strung together by a rope, wire, cord, or other means, not including bow flags). This section of sign may not be utilized in conjunction with an appropriately issued special event sign permit on a temporary basis.~~
5. ~~Flashing, moving, animated, rotating, or noise making signs and signs that emit, odor, or visible matter such as smoke or steam. Flashing lights or signs with lights or illumination that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color. This includes the use of manikins or other similar attention grabbing devices whether motorized to simulate waving/pointing or displaying static poses.~~
6. ~~Pylon signs, pole signs, and pier signs.~~
7. ~~Wind/air activated, fluttering, or inflatable signs/devices including balloons, blimps, characters, waving characters, animals, castles, jump houses (used as an advertisement device for the jump house rental business), inflatable ears, or any other inflatable or semi-inflatable type sign or attention grabbing device unless otherwise permitted via special event sign permit. This includes, wind-socks, promotional inflatable's, inflatable wavers, and other similar devices.~~
8. ~~Any sign that uses the word "stop," "yield," or "danger" or present or imply the need or requirement of stopping, or which are copies or imitations of official signs. Red, green or amber (or any color combination thereof) revolving or flashing light giving the impression of a police or caution light is a prohibited sign, whether on a sign or on an independent structure.~~
9. ~~Off-premises signs except as permitted Ordinance 2002-29 known as the "Billboard Ordinance" and as per subsection (F)(3)e. above.~~
10. ~~Roof signs or any sign extending above the top of the parapet.~~
11. ~~Signs that advertise an activity, business, product, or service no longer conducted or available on the parcel of land on which the sign is located or abandoned signs.~~
12. ~~Signs tacked, nailed, posted, pasted, tied, glued, or otherwise attached to trees (whether or not within a public right-of-way), utility poles, light poles, dumpster enclosures, or fences.~~

~~13. Neon tube lighting or fiber optics in signage. This includes neon signage placed in storefront windows that may be seen from the roadway. Neon window signs not exceeding an aggregate of twelve (12) inches by twenty-four (24) inches are allowed as the sole exception to this rule.~~

~~14. Human directional signs, sign walkers, sign spinners, human billboards, sign wavers. This sign type may be permissible subject to a special event permit. Human signs are limited to the time constraints of the special event sign permit and shall not be allowed in the public right-of-way. No human directional sign is permitted within view of the motoring public without first obtaining a special event sign permit.~~

~~15. Delivery vehicles bearing the name of an establishment may not be parked in front so as to serve as "additional signage" for the establishment. However, food trucks, where permitted, are exempt from the signage prohibition. No vehicles bearing business signage shall be parked in landscaped or buffer areas.~~

~~**Note** Exhibits "1—8" are not set out herein, but are on file with the county clerk and planning department.~~

G. *Regulation of parcels.*

- (1) *Applicability.* These regulations apply to the creation and development of all new parcels and outparcels within the SR 200/A1A Access Management Overlay District.

For the purpose of these regulations, an outparcel is defined as property that is located between a nonresidential development, mixed-use development, multi-family development, or residential subdivision and SR 200/A1A, that is created from a parent tract either by subdivision, lot split, metes and bounds, or, in the case of a single owner, site plan approval and is intended for nonresidential, mixed-use, or multi-family developments. For the purposes of these regulations, new parcel shall mean any parcel of land created from a parent tract or existing parcel of land either by subdivision, lot split, metes and bounds, or, in the case of a single owner, site plan approval.

- (2) *Access.* Limitations on number of driveways and curb cuts are essential in preserving the long-term operational capacity of the SR 200/A1A corridor. In addition, controlling the number of driveways and curb cuts promotes the public health, safety, and welfare.

- a. Outparcels and new parcels created and developed pursuant to these regulations shall not have direct access to SR 200/A1A, unless there is shared access with an adjacent property and such access is not located within three hundred thirty (330) feet of another driveway (on the same side of the right-of-way of SR 200/A1A).

- b. Rather, access to outparcels and new parcels shall be provided via a driveway to the parent tract, or by frontage roads or rearage roads with priority and focus on rearage roads, whenever possible. The county has no obligation to provide such roads.
- c. The county shall regulate access pursuant to these regulations in site plan review or at time of new parcel and/or outparcel creation, as applicable.
- d. As part of the county's site plan review, all developers and/or owners and applicants shall be required to dedicate a cross-access easement in a manner that connects to adjacent cross-access easements or public rights-of-way.
- e. It shall be the responsibility of the engineering services director or his/her designee to ensure that cross-access easements are dedicated as part of the site plan review process, and that such easements connect or will connect to similar easements on adjacent property.

~~(3) — Minimum lot dimensions. Frontage is the dimension abutting and paralleling the right-of-way of SR 200/A1A. Depth is the minimum distance of a lot as measured from anywhere along its frontage. Rear line is the minimum dimension of the line which directly connects the depth of the lot, as measured from its two (2) property lines, which, in turn, extends from the frontage line.~~

~~a. — Minimum lot width at frontage: Two hundred and fifty (250) feet.~~

~~b. — Minimum lot width at rear line: Two hundred and twenty-five (225) feet.~~

~~c. — Minimum lot depth: Two hundred (200) feet.~~

...

SECTION 4. 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 5. 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 6. SEVERABILITY.

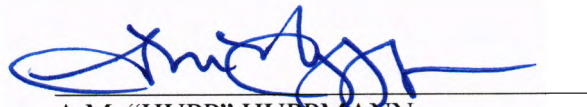
It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 7. EFFECTIVE DATE.

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

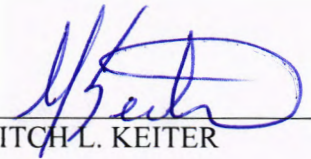
**ADOPTED THIS 28th DAY OF July, 2025 BY THE
BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



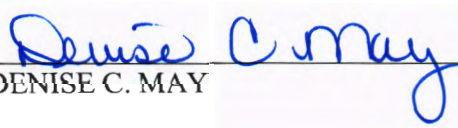
A.M. "HUPP" HUPPMANN
Chairman

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. 2025-020, which was filed in this office on July 31, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp