

**ORDINANCE NO. 2022- 10**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING ORDINANCE 97-19, AS AMENDED, BY AMENDING ORDINANCE 2019-20, KNOWN AS THE "WILLIAM BURGESS MIXED USE ACTIVITY CENTER OVERLAY DISTRICT;" SPECIFICALLY AMENDING THE WILLIAM BURGESS CONTEXT AND CONNECTIVITY BLUEPRINT (WBCCB); AMENDING FIGURE 4.2, WBD REGULATING PLAN; AMENDING FIGURE 4.6, THOROUGHFARE ASSIGNMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on July 8, 2019, the Board of County Commissioners adopted the William Burgess Mixed Use Activity Center Overlay District; and

**WHEREAS**, on July 8, 2019, the Board of County Commissioners adopted, by reference, the William Burgess Context and Connectivity Blueprint (WBCCB); and

**WHEREAS**, the WBCCB establishes land development regulations to implement the William Burgess Mixed Use Activity Center Overlay District; 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**, the Board of County Commissioners has found it in the best interest of the citizens of Nassau County to amend the Code of Ordinances; and

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this Ordinance on April 5, 2022 and voted to recommend approval.

**WHEREAS**, the Board of County Commissioners of Nassau County, Florida conducted a public hearing on this ordinance on May 9, 2022.

**NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida:**

**SECTION 1. FINDINGS**

This Ordinance is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan, in particular, Policies FL.01.01, FL.01.02, and FL.10.05.

**SECTION 2. AMENDMENTS**

A. WBCCB Figure 4.2, WBD Regulating Plan, is hereby amended to replace the Main Street C roadway located parallel and adjacent to US 17 as shown in Exhibit A with a Cross Access Corridor and to replace the Main Street Type B located in the Civic Center Village Center south of and parallel to William Burgess Boulevard with Main Street Type A.

B. WBCCB Figure 4.6, WBD Thoroughfare Assignments, is hereby amended to replace the Main Street C roadway located parallel and adjacent to US 17 as shown in Exhibit B with a Cross Access Corridor and to replace the Main Street Type B located in the Civic Center Village Center south of and parallel to William Burgess Boulevard with Main Street Type A.

**SECTION 3. SEVERABILITY**

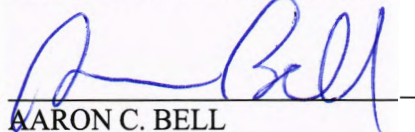
It is the intent of the Board of County Commissioners of Nassau County, Florida, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality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

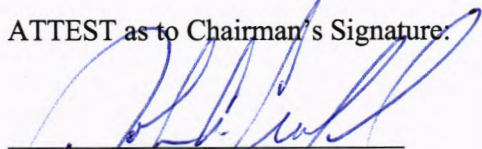
**SECTION 4. EFFECTIVE DATE**

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

**PASSED and ADOPTED this 9th day of May, 2022.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
AARON C. BELL  
Its: Chairman

ATTEST as to Chairman's Signature:  
  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

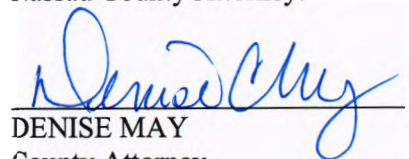
Approved as to form and legality by the  
Nassau County Attorney:  
  
\_\_\_\_\_  
DENISE MAY  
County Attorney

EXHIBIT A  
 Figure 4.2 – WBD Regulating Plan

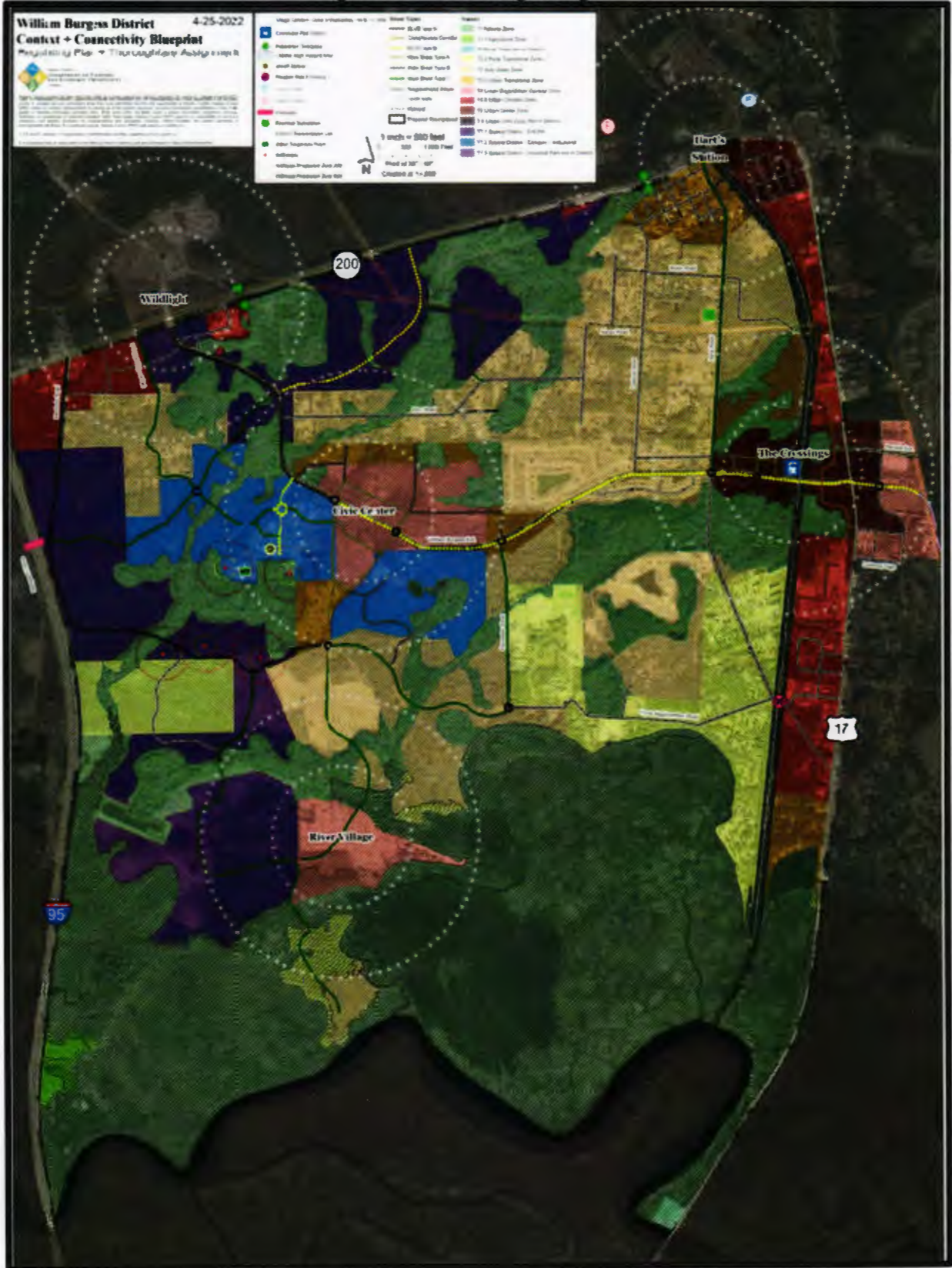
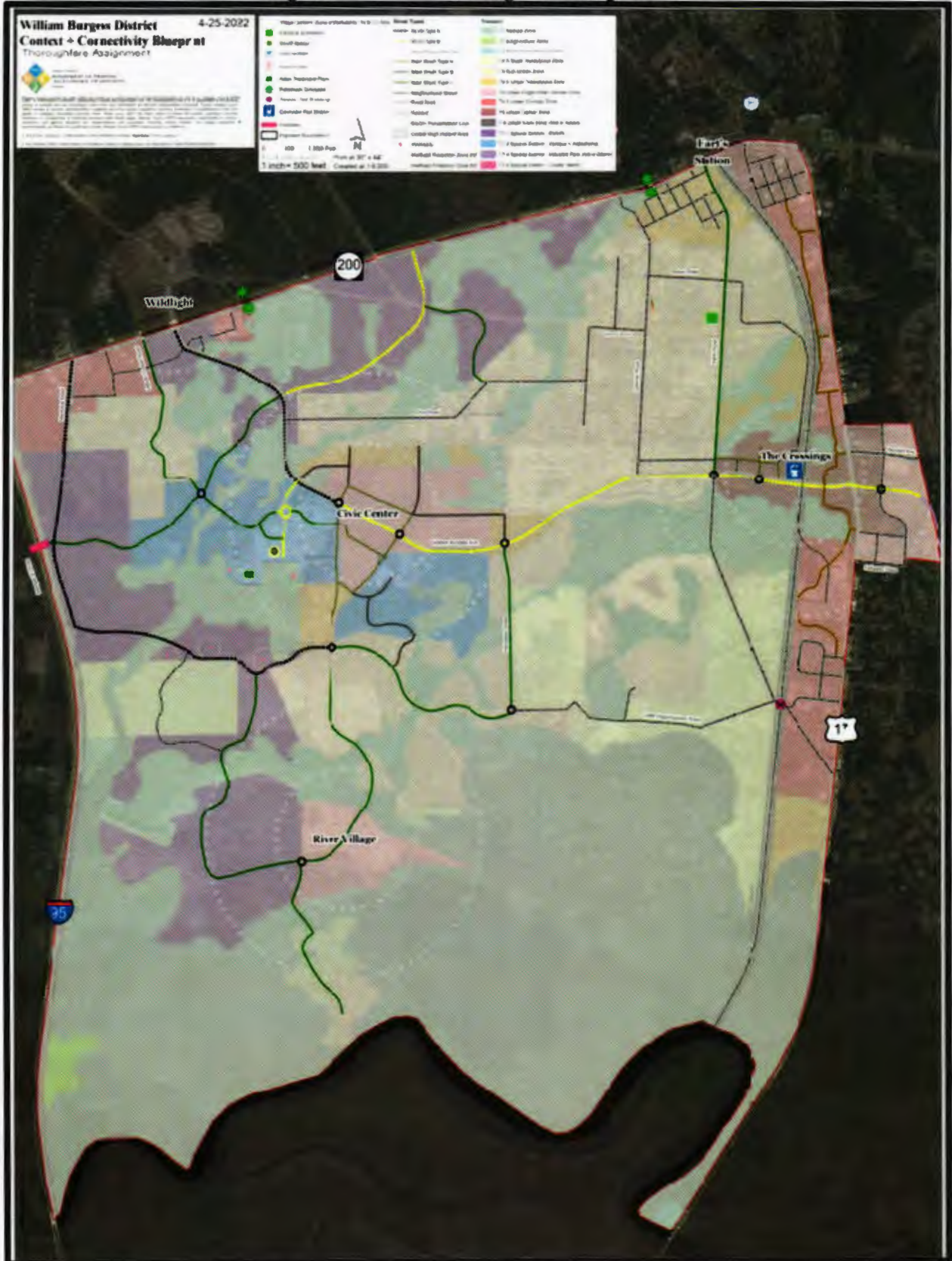


EXHIBIT B  
 Figure 4.6 – WBD Thoroughfare Assignments





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

May 16, 2022

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

Attention: Heather Nazworth

Dear Honorable 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. 2022-010, which was filed in this office on May 13, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/mas