

**ORDINANCE NO. 2007- 25**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; AMENDING ARTICLE 28, SUPPLEMENTARY REGULATIONS BY CREATING SECTION 28.21, OUTDOOR SALES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Objective 1.09 of the Comprehensive Plan of Nassau County directs the County to ensure the protection of private property rights and recognize the existence of private interests in land use; and

**WHEREAS**, the purpose of land development regulations enacted by the County is to implement the County's Comprehensive Plan by establishing regulations, procedures and standards for review and approval of all development and use of land in the unincorporated portions of the County; and

**WHEREAS**, the intent of this Code is to ensure that the development process in the County is equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and the consideration of the interests of the citizens of the County; and

**WHEREAS**, the Board of County Commissioners have determined that provisions for outdoor sales will protect the property rights of citizens and enhance public health, safety and welfare in Nassau County; and

**WHEREAS**, the Board of County Commissioners find that it is in the best interests of the citizens of Nassau County to further amend the Land Development Code as indicated herein; and

**WHEREAS**, public notice of this action has been provided in accordance with Chapter 125, F.S.; and

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

**SECTION 1. FINDINGS**

- A. This Ordinance is consistent with the Nassau County Comprehensive Plan, in particular Objective 1.09.

CODING: Words stricken are deletions; words underlined are additions.

## **SECTION 2. ADOPTION**

That Article 28, SUPPLEMENTARY REGULATIONS, is hereby amended with the creation of Section 28.21, Outdoor Sales Permits to read as follows:

### 28.21 Outdoor Sales Permits

This section shall not apply to musical or entertainment festivals governed by Chapter 19 ½ of the Nassau County Code of Ordinances, sidewalk cafes or to agricultural roadside stands.

1. An outdoor retail sale, which is temporary in nature, and occurs on the same lot or parcel as an approved existing retail business is allowed if permitted consistent with the following:
  - (a) It is conducted in compliance with applicable Nassau County Land Development Code, County Ordinances, Building and Fire Code requirements; and
  - (b) Conducted by the owner or lessee of the premises; and
  - (c) Limited to the goods and services normally offered by the owner or lessee, or goods and services that are seasonal in nature; and
  - (d) Consistent with the zoning for that parcel; and
  - (e) Required access to the premises is not hindered; and
  - (f) Parking spaces are not reduced to less than the required minimum; and
  - (g) The total number of temporary outdoor sales per site, lot or shopping center during a calendar year is limited to two (2); and
  - (h) The maximum time limit per site or lot for holiday sales and all other temporary outdoor sales events shall be thirty (30) days per calendar year. The time limit includes, setup and dismantling of all activities, sales displays, and merchandise and completion of all site clean-up activities; and
  - (i) No display shall be erected or installed, nor shall any temporary outdoor activities take place, within fifty (50) feet of a County or State right-of-way; and
  - (j) No operator, employee, or representative of the operator of a temporary outdoor activity shall solicit directly from the motoring public; and

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- (k) No more than one (1) temporary outdoor activity shall be permitted simultaneously on a parcel of less than four (4) acres; and
  - (l) One (1) additional freestanding ground sign of up to twenty-eight (28) square feet shall be permitted during a temporary outdoor retail sales event provided that the sign is not located within fifteen (15) feet from any property line.
2. Outdoor sales permits shall be issued by the Growth Management Dept. upon application not less than 90 days in advance of the event. No permit shall be required for non-profit or bona fide charitable sales or for outside display of merchandise incidental to an existing business. This permit shall be displayed at all times during the outdoor retail sales event.
  3. Penalty. Violation of this section shall constitute a misdemeanor of the first degree.

### **SECTION 3. CODIFICATION**

It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall be included and incorporated into the Land Development Code (LDC) of Nassau County, Florida. The codifier may re-letter or renumber sections to conform to the uniform numbering and style of the LDC.

### **SECTION 4. 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.

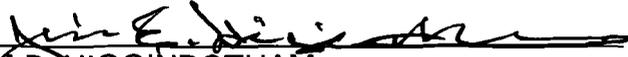
### **SECTION 5. EFFECTIVE DATE**

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

**ENACTED AND ADOPTED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS, THIS 27<sup>TH</sup> DAY OF AUGUST, 2007.**

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BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

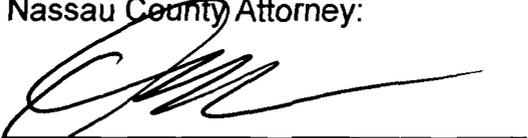
  
JIM B. HIGGINBOTHAM  
Its: Chairman

Attest as to Chairman's  
Signature:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

REVIEWED BY GENE KNAGA  
DEPUTY COMPTROLLER  
 8/27/07

Approved as to form and legality by the  
Nassau County Attorney:

  
DAVID A. HALLMAN



## FLORIDA DEPARTMENT of STATE

**CHARLIE CRIST**  
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

**KURT S. BROWNING**  
Secretary of State

September 5, 2007

Mr. John A. Crawford  
Ex-Officio Clerk  
Nassau County  
Post Office Box 1010  
Fernandina Beach, Florida 32035-1010

Dear Mr. Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated August 29, 2007 and certified copies of Nassau County Ordinance Nos. 2007-23, 2007-25 and 2007-26, which were filed in this office on September 4, 2007.

Sincerely,

Liz Cloud  
Program Administrator

LC/lbh

DIRECTOR'S OFFICE

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