

ORDINANCE NO. 2024-009

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING ORDINANCE NO. 97-19, AS AMENDED, KNOWN AS THE NASSAU COUNTY LAND DEVELOPMENT CODE; REVISING ARTICLE 43- WILLIAM BURGESS MIXED-USE ACTIVITY CENTER OVERLAY DISTRICT TO PHASE IN THE APPLICABILITY OF THE DISTRICT REQUIREMENTS FOR THE PROPERTY WITHIN THE OVERLAY DISTRICT LOCATED BETWEEN THE RAILROAD AND US 17 FROM THE DUVAL COUNTY LINE TO THE NORTHERN BOUNDARY OF UNIT 3, BLOCK 2 OF THE YULEE FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 24; REVISING THE WILLIAM BURGESS CONTEXT AND CONNECTIVITY BLUEPRINT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 28, 2017, at the recommendation of the Local Planning Agency and after receiving no objection from the State of Florida, the Board of County Commissioners approved the creation of the William Burgess Mixed-use Activity Center Overlay District as part of Policy FL.02.05 in the 2030 Comprehensive Plan; and

WHEREAS, the William Burgess Mixed-Use Activity Center Overlay District directly implements the principles of the Vision 2032 Plan and 2030 Comprehensive Plan by creating the opportunity for the establishment of a transit oriented compact mixed-use community that promotes social engagement, a live/work environment and fiscal sustainability; and

WHEREAS, the William Burgess Context and Connectivity Blueprint expands upon the William Burgess Mixed-use Activity Center Overlay District by capturing the historical context of the area to establish a unique sense of place through the enhancement of an emotional attachment via local specificity that captures the quality-of-place and quality-of-life desired by citizens and businesses for retention, expansion and attraction; and

WHEREAS, the William Burgess Mixed-use Activity Center Overlay District provides specific incentives and design guidelines that will establish a series of compact mixed-use activity centers consistent with the expressed goals in the Vision 2032 plan while also serving to alleviate traffic from the State Road 200/A1A Corridor, plan for future infrastructure, civic spaces/uses and projected population growth; and

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Deletions = ~~red strikethrough~~  
Relocated = green double underline

WHEREAS, significant public and private investment has been made within the William Burgess Mixed-use Activity Center Overlay District since it has been established to achieve the expressed goals of the district which have resulted in the development of hospitals, medical offices, retail establishments, public parks, a variety of home types at a variety of price points, the extension of public utilities, the extension of new roads, bicycle and pedestrian facilities and removal of blight; and

WHEREAS, even though the majority of properties within the William Burgess Mixed-use Activity Center Overlay District are poised for development or redevelopment as indicated by the robust investment of private and public resources and will have an opportunity to receive significant value increases from the increased development rights available to landowners within the District, it may be premature for certain properties within the District to redevelop due to the current lack of public utilities; and

WHEREAS, in recognition that although many property owners within the William Burgess Mixed-use Activity Center Overlay District will not want to lose the increased development rights and value provided to them under the District, those property owners within the District that are located between US 17 and the Rail Road between the Duval County line and the northern boundary of the 'Box Plant' have expressed that without the availability of public utilities it is premature to realize the redevelopment value associated with the increased property rights provided to lands within the William Burgess Mixed-use Activity Center Overlay District for those particular properties; and

WHEREAS, Nassau County desires to establish a reasonable, phased implementation of the William Burgess Mixed-use Activity Center Overlay District to allow time for the extension of the necessary public utilities for the properties located between US 17 and the railroad between the Duval County line and the northern boundary of the 'Box Plant'; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this proposed ordinance on April 2, 2024 and voted to recommend approval to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held public hearings on April 8, 2024 and April 22, 2024 to take public comment and consider the adoption of the proposed ordinance and, by reference, the revisions to the William Burgess Context and Connectivity Blueprint in the implementation of the William Burgess Mixed-use Activity Center Overlay District.

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

#### SECTION 1. FINDINGS

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Deletions = ~~red strikethrough~~  
Relocated = green double underline

This Ordinance is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan, in particular Policy FL.02.05, the William Burgess Mixed-use Activity Center Overlay District.

SECTION 2. AMENDMENT OF SECTION 43.02 OF THE NASSAU COUNTY LAND DEVELOPMENT CODE. Section 43.02 of the Nassau County Land Development Code, entitled "Applicability" is hereby amended as follows:

**Section 43.02. Applicability.**

The William Burgess Context and Connectivity Blueprint (WB CCB) is the Nassau County adopted public policy which implements Policy FL.02.05, the William Burgess Mixed-use Activity Center Overlay District. The provisions defined in the WB CCB are applicable to all lands within the boundary of the William Burgess Mixed-use Activity Center Overlay District as defined in Comprehensive Plan Policy FL.02.05. The use of the terms "William Burgess District AA/BDV," "the District," "the Overlay," shall have the same meaning as the William Burgess Mixed-use Activity Center Overlay District. Further the terms, "this document," "this plan," "this code," "these regulations" or the "WBD design guidelines" throughout this document have the same meaning as the William Burgess Context and Connectivity Blueprint. The boundary of the WBD is shown graphically in Figure 1.1 of the WB CCB.

- (A) All development, new development and redevelopment, that is located within the WBD shall be consistent with the regulatory standards of the WB CCB unless expressly exempted therefrom. These regulatory controls shall apply to both private and public lands within the WBD.
- (B) The construction or replacement of a single-family dwelling on an individual parcel of land existing as of July 8, 2019, shall not be subject to the design standards defined in the WB CCB. This exemption shall not apply to a parcel of land that has been rezoned and FLUM amended to a transect as defined in section 4.1.4 of the WB CCB.
- (C) Any Planned Unit Development (PUD) with a Development Order (DO) executed by the Board of County Commissioners (BOCC) prior to July 8, 2019, shall be subject to the standards defined in the approved PUD DO. Nothing within WB CCB shall supersede any existing provision in a valid PUD DO that was approved by the BOCC prior to July 8, 2019. However, where the PUD DO is silent and/or ambiguous the WB CCB shall control.

- (D) The East Nassau Community Planning Area ("ENCPA") Special District (T-7SD/T-7.1), including the ENCPA Conservation Habitat Network within T-1, is regulated by the ENCPA Master Land Use Plan and related text in Objective FL.13 of the 2030 Comprehensive Plan and the associated Policies, the Employment Center Detailed Specific Area Plan ("DSAP") Development Order, the ENCPA Mobility Agreement, article 27 of the land development code and the Market Street Preliminary Development Plan, as may be amended (the "ENCPA Approvals"). The lands controlled by the East Nassau Community Planning Area (ENCPA), the Employment Center Detailed Specific Area Plan (DSAP), and Market Street Preliminary Development Plan (PDP), are subject to the documents and DOs controlling development in those lands. Nothing within WB CCB shall supersede any existing provisions within the "ENCPA Approvals" that were approved by the BOCC prior to July 8, 2019. However, where any of the "ENCPA Approvals" are silent and/or ambiguous the WB CCB shall control.
- (E) In the event of a conflict between this plan and the SR200/A1A Access Management Overlay District, article 35 LDC, the WB CCB shall control.
- (F) Beginning on May 15, 2024 and ending on May 15, 2029 properties identified in Figure 'A' and roughly described as the properties within the WBD located between US 17 and the railroad between the Duval County line and the northern boundary of the 'Box Plant', legally described as the northern boundary of Unit 3, Block 2 of the Yulee Farms subdivision recorded in Plat Book 3 Page 24, are afforded an option to either develop in accordance with the standards of the WBD or develop under the existing land use and zoning regulations governing the parcel. A property owner choosing to develop in accordance with the applicable regulations governing the parcel shall not be eligible to utilize the increased densities, intensities, or other benefits afforded to properties who develop in accordance with the WBD standards. This option will be sunset on May 15, 2029, and these properties will be required to comply with the WBD CCB.

**SECTION 3. AMENDMENT OF THE WILLIAM BURGESS CONTEXT AND CONNECTIVITY BLUEPRINT.** The William Burgess Context and Connectivity Blueprint is hereby amended as follows:

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 Deletions = ~~red strikethrough~~  
 Relocated = green double underline

- A. Section 1.4.1 of the William Burgess Context and Connectivity Blueprint, entitled “Applicability” is hereby amended as follows:

Section 1.4.1. Applicability

The William Burgess Context and Connectivity Blueprint (WB CCB) is the Nassau County adopted public policy which implements Policy FL.02.05, the William Burgess Mixed-use Activity Center Overlay District. The provisions defined in the WB CCB are applicable to all lands within the boundary of the William Burgess Mixed-use Activity Center Overlay District as defined in Comprehensive Plan Policy FL.02.05. The use of the terms ‘William Burgess District (WBD)’, ‘the District’, ‘the Overlay’, shall have the same meaning as the William Burgess Mixed-use Activity Center Overlay District. Further the terms, “this document”, “this plan”, “this code”, “these regulations” or the “WBD design guidelines” throughout this document have the same meaning as the William Burgess Context and Connectivity Blueprint. The boundary of the WBD is shown graphically in Figure 1.1 William Burgess District Boundary, on Page 2.

Phased Implementation. To allow sufficient time for the extension of public facilities into a portion of the WBD, the timing of required compliance with the WBD Design Guidelines shall be phased such that beginning on May 15, 2024 and ending on May 15, 2029 properties identified in Figure ‘4.2.A’ of the William Burgess Context and Connectivity Blueprint and roughly described as the properties within the WBD located between US 17 and the railroad between the Duval County line and the northern boundary of the ‘Box Plant’, legally described as the northern boundary of Unit 3, Block 2 of the Yulee Farms subdivision recorded in Plat Book 3, Page 24, are afforded an option to either develop in accordance with the standards of the WBD or develop under the existing land use and zoning regulations governing the parcel. A property owner choosing to develop in accordance with the applicable regulations governing the parcel shall not be eligible to utilize the increased densities, intensities, or other benefits afforded to properties who develop in accordance with the WBD standards. This option will be sunset on May 15, 2029, and these properties will be required to comply with the WBD CCB.

Chapter 4 of the WB CBB provides for a more narrowed statement of applicability governing individual site design standards, architectural standards, and other regulatory controls.

- B. Section 4.1.2 of the William Burgess Context and Connectivity Blueprint, entitled “Applicability” is hereby amended as follows:

### Section 4.1.2. Applicability

- a. All development, new development and redevelopment, that is located within the WBD shall be consistent with the regulatory standards of the WB CCB unless expressly exempted therefrom. These regulatory controls shall apply to both private and public lands within the WBD.
- b. The construction or replacement of a single family dwelling on an individual parcel of land existing as of July 8, 2019 shall not be subject to the design standards defined in the WB CCB. This exemption shall not apply to a parcel of land that has been rezoned and FLUM amended to a transect as defined in 4.1.4.
- c. Any Planned Unit Development (PUD) with a Development Order (DO) executed by the Board of County Commissioners (BOCC) prior to July 8, 2019 shall be subject to the standards defined in the approved PUD DO. Nothing within WB CCB shall supersede any existing provision in a valid PUD DO that was approved by the BOCC prior to July 8, 2019. However, where the PUD DO is silent and/or ambiguous the WB CCB shall control.
- d. The East Nassau Community Planning Area (“ENCPA”) Special District (T-7SD/T-7.1), including the ENCPA Conservation Habitat Network within T-1, is regulated by the ENCPA Master Land Use Plan and related text in Objective FL.13 of the 2030 Comprehensive Plan and the associated Policies, the Employment Center Detailed Specific Area Plan (“DSAP”) Development Order, the ENCPA Mobility Agreement, Article 27 of the Land Development Code and the Market Street Preliminary Development Plan, as may be amended (the “ENCPA Approvals”). The lands controlled by the East Nassau Community Planning Area (ENCPA), the Employment Center Detailed Specific Area Plan (DSAP), and Market Street Preliminary Development Plan (PDP), are subject to the documents and DOs controlling development in those lands. Nothing within WB CCB shall supersede any existing provisions within the “ENCPA Approvals” that were approved by the BOCC prior to July 8, 2019. However, where any of the “ENCPA Approvals” are silent and/or ambiguous the WB CCB shall control.
- e. In the event of a conflict between this plan and the SR200/A1A Access Management Overlay District, Article 35 LDC, the WB CCB shall control.
- f. Beginning on May 15, 2024 and ending on May 15, 2029 properties identified in Figure ‘4.2.A’ of the William Burgess Context and Connectivity Blueprint and roughly described as the properties within the WBD located between US 17 and the railroad between the Duval County line and the northern boundary of the ‘Box Plant’, legally described as the northern boundary of Unit 3, Block 2 of the Yulee Farms

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subdivision recorded in Plat Book 3 Page 24, are afforded an option to either develop in accordance with the standards of the WBD or develop under the existing land use and zoning regulations governing the parcel. A property owner choosing to develop in accordance with the applicable regulations governing the parcel shall not be eligible to utilize the increased densities, intensities, or other benefits afforded to properties who develop in accordance with the WBD standards. This option will be sunset on May 15, 2029, and these properties will be required to comply with the WBD CCB.

- C. Section 4.1.5.1 of the William Burgess Context and Connectivity Blueprint, entitled “Zoning and Future Land Use Map” is hereby amended as follows:

**Section 4.1.5.1 Zoning and Future Land Use Map**

- a. Existing parcels within the WBD may choose to develop and/or redevelop according to the existing zoning classification and Future Land Use Map (FLUM) designation subject to compliance with all applicable standards defined in the WB CCB unless phased implementation of such standards are expressly provided otherwise herein. In other words, whether a property is developed and/or redeveloped under the existing zoning classification and FLUM designation or the Transect Based plan defined in the WB CCB, the standards defined in the WB CCB shall apply to new development and redevelopment.

*Phased Implementation of WBD Design Guidelines. To allow sufficient time for the extension of public facilities into a portion of the WBD, the timing of required compliance with WBD Design Guidelines shall be phased such that beginning on May 15, 2024 and ending on May 15, 2029 properties identified in Figure ‘4.2.A’ of the William Burgess Context and Connectivity Blueprint and roughly described as the properties within the WBD located between US 17 and the railroad between the Duval County line and the northern boundary of the ‘Box Plant’, legally described as the northern boundary of Unit 3, Block 2 of the Yulee Farms subdivision recorded in Plat Book 3, Page 24, are afforded an option to either develop in accordance with the standards of the WBD or develop under the existing land use and zoning regulations governing the parcel. A property owner choosing to develop in accordance with the applicable regulations governing the parcel shall not be eligible to utilize the increased densities, intensities, or other benefits afforded to properties who develop in accordance with the WBD standards. This option will be sunset on May 15, 2029, and these properties will be required to comply with the WBD CCB.*

- b. Any newly created parcel, building site, Lot, or development site, including subdivision plats, created after July 8, 2019 shall be rezoned and the FLUM designation amended, by the property owner and at the

property owner's expense, to the Transect identified on the WBD Regulating Plan or another Transect consistent with the standards found in Section 4.1.5.2 WB CCB. This provision shall not apply to new building sites created by a Family Hardship Developments, Parent Tract Split, or Open Rural Homestead Exemption.

- c. If a property is developed and/or re-developed under the existing zoning and FLUM designation, the project shall not be eligible to utilize the density and intensity standards defined in Policy FL.02.05. The density and intensity standards associated with the existing FLUM designation shall control. However, as cited in 4.1.5.1(a), all development is subject to the standards and regulatory controls defined in the WB CCB.
- d. No rezoning or FLUM amendment shall be approved except to the corresponding Transect defined in the WBD Regulating Plan or another Transect within the WB CCB consistent with the standards found in Section 4.1.5.2 WB CCB.
- e. It is the expressed intent of Nassau County to convert the zoning and FLUM designation of all the lands within the WBD to the Transect based plan defined in the WB CCB.
- f. It is the expressed intent of Nassau County to prevent property owners and development entities from subverting the requirement to provide lands for parks, public schools, road rights of ways and other critical civic facilities and public infrastructure by incrementally entitling and developing lands. As such, a request for a rezoning or FLUM amendment shall not be processed for a portion of a land area that is:
  - Under common ownership, as defined by Nassau County, as of the effective date of this plan, July 8, 2019, and/or subsequent consolidations of lands under unified ownership, or;
  - Subject to a unified development plan, or;
  - Subject to a master development plan, or;
  - Under a shared/common marketing plan, or;
  - Subject to a development plan divided in to phases, whether approved or not approved by Nassau County.

**The division of a land area into multiple tax parcels and/or between multiple development entities does not negate reviewing the land area in totality for application of this provision or for potential impacts of development.**

The term 'Common Ownership' in the WB CCB shall have the meaning to include any corporation, subsidiary, limited liability company, limited partnership, general liability partnership, limited liability partnership, or

any other entity doing business in Nassau County with a common parent corporation, company or partnership, or, whose manager (s), managing agent(s), officer(s) is(are) the same person, group of persons, entity or group of entities.

- D. Section 4.2 of the William Burgess Context and Connectivity Blueprint, entitled "Regulating Plan" is hereby amended to add Figure 4.2.A.

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-numbered 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.

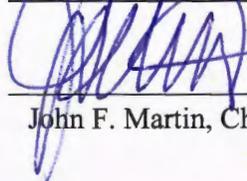
SECTION 46. SEVERABILITY

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 57. EFFECTIVE DATE

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

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



John F. Martin, Chairman



**WILLIAM BURGESS CONTEXT AND CONNECTIVITY BLUEPRINT  
ADDENDUM  
EFFECTIVE DATE: MAY 15, 2024**

The William Burgess Context and Connectivity Blueprint has been revised as follows:

**Page 5, Section 1.4.1 Applicability**

The William Burgess Context and Connectivity Blueprint (WB CCB) is the Nassau County adopted public policy which implements Policy FL.02.05, the William Burgess Mixed-use Activity Center Overlay District. The provisions defined in the WB CCB are applicable to all lands within the boundary of the William Burgess Mixed-use Activity Center Overlay District as defined in Comprehensive Plan Policy FL.02.05. The use of the terms ‘William Burgess District (WBD)’, ‘the District’, ‘the Overlay’, shall have the same meaning as the William Burgess Mixed-use Activity Center Overlay District. Further the terms, “this document”, “this plan”, “this code”, “these regulations” or the “WBD design guidelines” throughout this document have the same meaning as the William Burgess Context and Connectivity Blueprint. The boundary of the WBD is shown graphically in Figure 1.1 William Burgess District Boundary, on Page 2.

Phased Implementation. To allow sufficient time for the extension of public facilities into a portion of the WBD, the timing of required compliance with the WBD Design Guidelines shall be phased such that beginning on May 15, 2024 and ending on May 15, 2029 properties identified in Figure ‘4.2.A’ of the William Burgess Context and Connectivity Blueprint and roughly described as the properties within the WBD located between US 17 and the Rail Road between the Duval County line and the northern boundary of the ‘Box Plant’, legally described as the northern boundary of Unit 3, Block 2 of the Yulee Farms subdivision recorded in Plat Book 3 Page 24, are afforded an option to either develop in accordance with the standards of the WBD or develop under the existing land use and zoning regulations governing the parcel. A property owner choosing to develop in accordance with the applicable regulations governing the parcel shall not be eligible to utilize the increased densities, intensities, or other benefits afforded to properties who develop in accordance with the WBD standards. This option will be sunset on May 15, 2029, and these properties will be required to comply with the WBD CCB.

Chapter 4 of the WB CBB provides for a more narrowed statement of applicability governing individual site design standards, architectural standards, and other regulatory controls.

**Page 53, Section 4.1.2 Applicability**

- a. All development, new development and redevelopment, that is located within the WBD shall be consistent with the regulatory standards of the WB CCB unless expressly exempted therefrom. These regulatory controls shall apply to both private and public lands within the WBD.

- b. The construction or replacement of a single family dwelling on an individual parcel of land existing as of July 8, 2019 shall not be subject to the design standards defined in the WB CCB. This exemption shall not apply to a parcel of land that has been rezoned and FLUM amended to a transect as defined in 4.1.4.
- c. Any Planned Unit Development (PUD) with a Development Order (DO) executed by the Board of County Commissioners (BOCC) prior to July 8, 2019 shall be subject to the standards defined in the approved PUD DO. Nothing within WB CCB shall supersede any existing provision in a valid PUD DO that was approved by the BOCC prior to July 8, 2019. However, where the PUD DO is silent and/or ambiguous the WB CCB shall control.
- d. The East Nassau Community Planning Area (“ENCPA”) Special District (T-7SD/T-7.1), including the ENCPA Conservation Habitat Network within T-1, is regulated by the ENCPA Master Land Use Plan and related text in Objective FL.13 of the 2030 Comprehensive Plan and the associated Policies, the Employment Center Detailed Specific Area Plan (“DSAP”) Development Order, the ENCPA Mobility Agreement, Article 27 of the Land Development Code and the Market Street Preliminary Development Plan, as may be amended (the “ENCPA Approvals”). The lands controlled by the East Nassau Community Planning Area (ENCPA), the Employment Center Detailed Specific Area Plan (DSAP), and Market Street Preliminary Development Plan (PDP), are subject to the documents and DOs controlling development in those lands. Nothing within WB CCB shall supersede any existing provisions within the “ENCPA Approvals” that were approved by the BOCC prior to July 8, 2019. However, where any of the “ENCPA Approvals” are silent and/or ambiguous the WB CCB shall control.
- e. In the event of a conflict between this plan and the SR200/A1A Access Management Overlay District, Article 35 LDC, the WB CCB shall control.
- f. Beginning on May 15, 2024 and ending on May 15, 2029 properties identified in Figure ‘4.2.A’ of the William Burgess Context and Connectivity Blueprint and roughly described as the properties within the WBD located between US 17 and the Rail Road between the Duval County line and the northern boundary of the ‘Box Plant’ are afforded an option to either develop in accordance with the standards of the WBD or develop under the applicable regulations governing properties located outside the WBD. A property owner choosing to develop in accordance with the applicable regulations governing properties outside the WBD shall not be eligible to utilize the increased densities, intensities, or other benefits afforded to properties who develop in accordance with the WBD standards. This option will be sunset on May 15, 2029, and these properties will be required to comply with the WBD CCB.

**Page 56, Section 4.1.5.1 Zoning and Future Land Use Map**

- a. Existing parcels within the WBD may choose to develop and/or redevelop according to the existing zoning classification and Future Land Use Map (FLUM) designation subject to compliance with all applicable standards defined in the WB CCB unless phased implementation of such standards are expressly provided otherwise herein. In other

words, whether a property is developed and/or redeveloped under the existing zoning classification and FLUM designation or the Transect Based plan defined in the WB CCB, the standards defined in the WB CCB shall apply to new development and redevelopment.

Phased Implementation of WBD Design Guidelines. To allow sufficient time for the extension of public facilities into a portion of the WBD, the timing of required compliance with WBD Design Guidelines shall be phased such that beginning on May 15, 2024 and ending on May 15, 2029 properties identified in Figure '4.2.A' of the William Burgess Context and Connectivity Blueprint and roughly described as the properties within the WBD located between US 17 and the Rail Road between the Duval County line and the northern boundary of the 'Box Plant' are afforded an option to either develop in accordance with the standards of the WBD or develop under the applicable regulations governing properties located outside the WBD. A property owner choosing to develop in accordance with the applicable regulations governing properties outside the WBD shall not be eligible to utilize the increased densities, intensities, or other benefits afforded to properties who develop in accordance with the WBD standards. This option will be sunset on May 15, 2029, and these properties will be required to comply with the WBD CCB.

- b. Any newly created parcel, building site, Lot, or development site, including subdivision plats, created after July 8, 2019 shall be rezoned and the FLUM designation amended, by the property owner and at the property owner's expense, to the Transect identified on the WBD Regulating Plan or another Transect consistent with the standards found in Section 4.1.5.2 WB CCB. This provision shall not apply to new building sites created by a Family Hardship Developments, Parent Tract Split, or Open Rural Homestead Exemption.
- c. If a property is developed and/or re-developed under the existing zoning and FLUM designation, the project shall not be eligible to utilize the density and intensity standards defined in Policy FL.02.05. The density and intensity standards associated with the existing FLUM designation shall control. However, as cited in 4.1.5.1(a), all development is subject to the standards and regulatory controls defined in the WB CCB.
- d. No rezoning or FLUM amendment shall be approved except to the corresponding Transect defined in the WBD Regulating Plan or another Transect within the WB CCB consistent with the standards found in Section 4.1.5.2 WB CCB.
- e. It is the expressed intent of Nassau County to convert the zoning and FLUM designation of all the lands within the WBD to the Transect based plan defined in the WB CCB.
- f. It is the expressed intent of Nassau County to prevent property owners and development entities from subverting the requirement to provide lands for parks, public schools, road rights of ways and other critical civic facilities and public infrastructure by incrementally entitling and developing lands. As such, a request for a rezoning or FLUM amendment shall not be processed for a portion of a land area that is:

- Under common ownership, as defined by Nassau County, as of the effective date of this plan, July 8, 2019, and/or subsequent consolidations of lands under unified ownership, or;
- Subject to a unified development plan, or;
- Subject to a master development plan, or;
- Under a shared/common marketing plan, or;
- Subject to a development plan divided in to phases, whether approved or not approved by Nassau County.

**The division of a land area into multiple tax parcels and/or between multiple development entities does not negate reviewing the land area in totality for application of this provision or for potential impacts of development.**

The term ‘Common Ownership’ in the WB CCB shall have the meaning to include any corporation, subsidiary, limited liability company, limited partnership, general liability partnership, limited liability partnership, or any other entity doing business in Nassau County with a common parent corporation, company or partnership, or, whose manager (s), managing agent(s), officer(s) is(are) the same person, group of persons, entity or group of entities.

D. Section 4.2 of the William Burgess Context and Connectivity Blueprint, entitled “Regulating Plan” is hereby amended to add Figure 4.2.A.

**Page 66, Section 4.2 “Regulating Plan”**

Add the following figure:

Figure 4.2.A.



Additions = red underline  
 Deletions = ~~red strikethrough~~  
 Relocated = green double underline

## Heather Nazworth

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**From:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Sent:** Monday, April 29, 2024 5:25 AM  
**To:** Heather Nazworth  
**Subject:** \*EXTERNAL\*: RE: Nassau County, FL Code of Ordinances - 2023(11325) OrdBank

**This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We have received your files.

Thank you and have a nice day.

Ords Administrator  
[Municodeords@civicplus.com](mailto:Municodeords@civicplus.com)  
1-800-262-2633  
P.O. Box 2235  
Tallahassee, FL 32316

When available, please send all documents in WORD format to [Municodeords@civicplus.com](mailto:Municodeords@civicplus.com). However, if WORD format is not available, we welcome any document format including PDF.

**SVj (she/her/hers)**

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Powering and Empowering Local Governments

**From:** Heather Nazworth <hnazworth@nassauclerk.com>  
**Sent:** Friday, April 26, 2024 11:34 AM  
**To:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Cc:** Abigail Martini <amartini@nassauclerk.com>  
**Subject:** Nassau Approved Ordinances

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2024-009, 2024-010, 2024-011 and 2024-012 was adopted by the Nassau County Board of County Commissioners in a regular session on April 22, 2024.. **Also, please provide a confirmation email.**

Please include these ordinances in the supplement. Thank you for your assistance in this matter.

On behalf of John A. Crawford, Ex-Officio Clerk

Heather Nazworth  
Chief Deputy Clerk Services/BOCC/VAB  
Nassau County Clerk of the Circuit Court/Comptroller  
76347 Veterans Way, Ste. 456  
Yulee, FL 32097

Direct (904)548-4666  
Toll Free (800) 958-3496  
Fax (904) 548-4508  
Email: [hnazworth@nassauclerk.com](mailto:hnazworth@nassauclerk.com)  
Website: [www.nassauclerk.com](http://www.nassauclerk.com)

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## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

April 26, 2024

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

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. 2024-009, which was filed in this office on April 26, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
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