

ORDINANCE NO. 2025-028

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE WILLIAM BURGESS CONTEXT AND CONNECTIVITY BLUEPRINT TO REVISE SECTION 4.5.4.6.II.D, TABLE 4.21, AND REFERENCE TABLE 4.20 TO AMEND THE SETBACK FOR ATTACHED GARAGES IN THE TRANSECT 3 (T-3) ZONING DISTRICT; 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

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

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

WHEREAS, in recognition that a conflict exists within the William Burgess Context and Connectivity Blueprint as it relates to the intended setback for attached garages within the T-3 zoning district; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this proposed ordinance on July 1, 2025 and voted to recommend approval to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing on July 28, 2025 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

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

- A. Section 4.5.4.6.II of the William Burgess Context and Connectivity Blueprint, entitled “Building Placement and Form” is hereby amended as follows:

Section 4.5.4.6.II Building Placement and Form

- a. Primary Buildings shall be located in compliance with the setback requirements for primary structures, listed in Table 4.21.
- b. Street facing facades shall be built parallel to the right- of-way.
- c. Accessory structures shall be located in compliance with the setbacks listed in Table 4.22.
- d. All attached garages shall be recessed at least five (5) feet from the front facade of the house porch.
- e. Porches shall have a minimum depth of six (6) feet.
- f. Detached garages are encouraged.
- g. Where an alley exists, rear yard setbacks shall be used as opposed to side street for accessory structures.

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SETBACK	MINIMUM	MAXIMUM
1. Front Yard	15' (primary structure) 20' (attached garage)	20' maximum (primary structure)
2. Side Street	10'	-
3. Side Yard	5'	-
4. Rear Yard	10'	-

Table 4.21 T-3 Primary Setbacks



Reference Table 4.20 (I.C, I.D, and I.E), and Table 4.21 (II.1, II.2, II.3, and II.4)

SECTION 3. CODIFICATION.

It is the intent of the Board of County Commissioners for Nassau County that the provisions of this Ordinance shall become and shall be made part of the Code of Ordinances of Nassau County, Florida. The sections of this Ordinance may be re-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 4. CONFLICTING PROVISIONS.

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

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SECTION 5. SEVERABILITY

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

SECTION 6. EFFECTIVE DATE

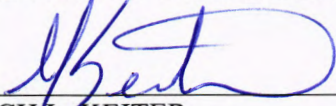
This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



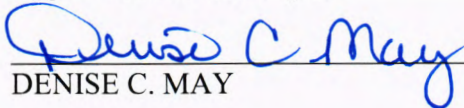
A. M. "HUPP" HUPPMANN
Chairman

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. 2025-028, which was filed in this office on July 31, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp