

ORDINANCES 2017

- 2017-01 ORDINANCE, Amending 86-15, Section 3, Duties of the County Administrator 1-9-17 (State 1-12-17)
- 2017-02 ORDINANCE, amending Ordinance No. 2003-13, as amended by 2005-08, 2005-68, and 2013-01, known as the Uniform Addressing and Street Naming Ordinance. 1-23-17 (State 1-25-17)
- 2017-03 ORDINANCE, amending Ordinance 97-19 Article 28, Supplementary Regulations, specifically Section 28.03, lot to have access; amending Article 29, Nonconforming Lots, uses and structures, specifically Section 29.07, Nonconforming Lots of Record; and amending Article 32, Definitions, of the Land Development Code. 1-23-17 (State 1-25-17) (Amending Ordinance 97-19)
- 2017-04 ORDINANCE, amending Ordinance 99-17, as amended, known as the Roadway and Drainage Standards of Nassau County, Florida, specifically amending Article 4, Definitions; Article 5, Data Submittal; Article 8, Construction within Right of Way; Article 9, Access management; Article 10, Storm Water Management; Article 11, Roadway Design; Article 12, Bonding; Article 15, Variations and Waivers; Article 18, Vested Rights Determinations and Appeals. 1-23-17 (State 1-25-17)
- 2017-05 ORDINANCE, amending Ordinance 99-18 as amended, known as the "Nassau County Development Review Regulations Ordinance"; specifically amending Section 1, intent and purpose; Section 2, Definitions; adding a new Section 3, Development that does not require platting; renumbering Section 3 to Section 4, Plats-Jurisdiction and procedure; Renumbering Section 4, to Section 5, subdivisions; deleting Section 5, Site Developments, which was previously repealed by Ordinance 2010-08; amending Section 6, Nassau County Comprehensive Plan requirements; amending Section 7, Grandfather Clause and special Exceptions; Amending Section 8, variations and exceptions; amending Section 9, severability; adding a new section 11, enforcement; renumbering Section 11 to Section 12, Jurisdiction; adding Section 13, Codification; renumbering Section 12 to Section 14. 1-23-17 (State 1-25-17)

- 2017-06 ORDINANCE, amending Section 3.04 of the Nassau County Land Development Code, concerning the Planning and Zoning Board. 2-13-17 (State 2-17-17)
- 2017-07 ORDINANCE, CPA17-001 an ordinance amending the FLUM of the Comprehensive Plan; providing for the reclassification of approx. 8.65 acres of real property located on the west side of Miner Road, from Medium Density Residential (MDR) to Public Buildings and Facilities (PBF); finding this action to meet the standards of a Small-Scale Amendment. 2-27-17 (State 3-1-17)
- 2017-08 ORDINANCE, R17-001, filed by the BOCC, owner to rezone approx. 8.65 aces from Residential Single Family 2 (RS-2) to Government Public Use (GPU). Property is located on the west side of Miner Road between State Road 200 and Turk Lane, Yulee. 2-27-17 (State 3-1-17)
- 2017-09 ORDINANCE, amending Article 31 of the Land Development Code, Required Off-Street Parking and Off-Street Loading; adding a new Section 31.14, supplemental parking requirements for the unincorporated areas of Amelia Island. 3-27-17 (State 4-4-17)
- 2017-10 ORDINANCE, Rezoning application R17-002, filed by John Wesley Douglass, II and Barry Land, LLC, owners and Dan McCranie and Associates, agent for owner to rezone approx. 3.22 acres from Residential, Single Family (RS-2) to Commercial General (CG). Property is located on the south side of Sadler road between Ryan Road and First Avenue. 3-27-17 (State 4-4-17)
- 2017-11 ORDINANCE, amending Ordinance No. 97-10 as amended; specifically amending section IV, SHIP program administration. 5-8-17 (State 5-12-17)
- 2017-12 ORDINANCE. Amending Ordinance No. 2004-58, as amended, Known as the Animal Control Ordinance; Specifically Amending Section 12, Investigation and Enforcement; Section 13, Interference with Authorities; and Section 14, Animal Care and Animal Cruelty 5-22-17 (State 5-24-17)
- 2017-13 ORDINANCE, amending Ordinance No. 2016-15, which imposed moratorium on the establishment of Medical Marijuana Dispensing Facilities and acceptance and

processing of applications in the unincorporated areas of Nassau for a period of 180 days; specifically amending Section 5, imposition of a temporary moratorium to extend the moratorium for an additional ninety (90) day on the establishment of Medical Marijuana Dispensing Facilities and acceptance and processing of applications in the unincorporated areas of Nassau County. 6-12-17 (State 6-15-17)

- 2017-14 ORDINANCE, amending the Land Development Code; specifically Article 28, supplementary regulations, specifically Section 28.03, lot to have access. 6-12-17 (State 6-15-17)
- 2017-15 ORDINANCE, AMENDING Ordinance No. 99-18, as amended, known as the Nassau County Development Review Regulations Ordinance; specifically amending Section 2, Definitions; amending Section 3, Development that does not require platting; adding Section 3.1.5, Open Rural Homestead Hardship. 6-12-17 (State 6-15-17)
- 2017-16 ORDINANCE, amending Ordinance No. 2002-42, as amended, which defined, clarified and regulated contractors and the business of contracting specifically amending Section 1, Certification Required; Section III, Definitions; Section IV, Construction, Maintenance or Repair by Owner; and Attachment "A:, Licensing Categories and Standards for Each; and providing an effective date of this Ordinance 7-10-17 (State 6-13-17)
- 2017-17 ORDINANCE, amending Ordinance 97-19, as amended, known as the Nassau County Zoning Code; specifically amending Article 22; Section 22.04, minimum lot requirements; amending Section 22.06, Building restrictions; rescinding Section 22.07, density requirements. 7-24-17 (State 7-28-17)
- 2017-18 ORDINANCE, amending the Code of Ordinances, amending Article 20 of the LDC, industrial warehouse (IW) zoning district, specifically section 20.01, permitted uses and structures to add the use of RV and Boat Storage Facility as permitted use; amending Article 21 of the LDC, industrial Heavy (IH) zoning district, specifically Section 21.03, conditional uses, to add the use of RV and Boat Storage Facility as a conditional use; amending Article 28 of the LDC,

supplementary regulations, specifically creating supplemental regulations for RV and Boat Storage Facility; amending Article 32 of the LDC, definitions, specifically creating definition for RV and Boat Storage Facility. 7-24-17 (State 7-28-17)

- 2017-19 ORDINANCE, Rescinding Ordinance No. 2012-07, which adopted the 2010 Florida Building Code with Amendments to Chapter 1, scope and administration; rescinding Ordinance No. 2011-14, which adopted exemptions in section 102.2.5 of the 2010 Florida Building Code regarding permitting and code requirements; adopting the 5th edition (2014) Florida Building Code with amendments to Chapter 1, scope and administration, as set forth on the attached Exhibit "A." 8-14-17 (State 8-23-17)
- 2017-20 ORDINANCE, establishing an Art in Public Places Program providing for purpose; providing for definitions; providing for establishing committee roles and responsibilities; providing for ownership and maintenance. 8-28-17 (State 9-5-17)
- 2017-21 ORDINANCE, Comprehensive Planning Amendment CPA17-003, Ordinance amending the 2030 Nassau County Comprehensive Plan; amending the Recreation and Open Space, Regional Coordination, Future Land Use, and - 23-17)Capital Improvements Elements; amending the Future Land Use map Series (FLUMS); establishing the William Burgess Mixed use Activity Center Overlay District. 8-28-17 (State 9-5-17)
- 2017-22 ORDINANCE, Amending Ordinance No. 97-19, Article 9, Residential Single-Family: RS-1 and RS-2; adding Section 9/07, Special Requirements; allowing for reduced setbacks, increased lot coverage, and increased height in the RS-2 District; amending Ordinance 97-19, Article 28, Amending Section 28.15, Accessory Uses and Structures. 8-28-17 (State 9-5-17)
- 2017-23 ORDINANCE, Ordinance amending Article 15, Commercial, Neighborhood (CN), Article 15-A, Commercial, Neighborhood-American Beach (CN-AB), Article 16, Commercial, General (CG), Article 16-A, Commercial, General-American Beach (CG-AB), Article 17, Commercial Intensive (CI), Article 26, Commercial, Judicial (CJ), to amend the zoning districts to include Medical

Marijuana Treatment Center Dispensing Facilities as a permitted use, and to provide for distance restrictions, and amending Article 32, Definitions, to include a definition for Medical Marijuana Treatment Center Dispensing Facility. 9-18-17 (State 9-27-17)

- 2017-24 ORDINANCE, amending Ordinance No. 2009-09, as amended, known as the Purchasing Policy for Nassau County, Florida; amending Section 9, Compliance with 2 Code of Federal Regulations (C.F.R.) Part 200.317 through 2 C.F.R. Part 200.326, for all Federal Awards, extending Compliance Waiver through December 25, 2017. 9-18-17 (State 9-27-17)
- 2017-25 ORDINANCE, R17-003, filed by Debbie Holland, to rezone approx. 1.03 acres from Commercial General (CG) to Commercial Intensive (CI). Property is located on the south side of Commercial Park Drive between Harts Road and US 17 South, Yulee area. 9-18-17 (State 9-27-17)
- 2017-26 ORDINANCE, CPA17-004 filed by G&H, amending the future land use map of the comprehensive plan, providing for the reclassification of approx. 4.06 acres of real property located on the west side of Highway US1 between Mickler Street and Pickett Street, from Commercial (COM) to agriculture (AGR). 9-25-17 (State 9-27-17)
- 2017-27 ORDINANCE, amending Ordinance 99-18 as amended known as the "Nassau County Development Review Regulations Ordinance"; specifically amending Section 4, Plats-Jurisdiction and procedure, specifically section 4.1.1, title certification; section 4.4 engineering plans; section 4.5, final plats; adding a new section 4.6, easements; renumbering section 4.6 through 4.10; and amending section 5, subdivisions, specifically section 5.10.1, required number of access; and section 5.11, lots. 9-25-17 (State 9-27-17)
- 2017-28 ORDINANCE, rezoning approx. 24.45 acres of real property located on the south side of SR200/A1A between Mentoria Road and Harper Chapel Road, from Commercial Highway Tourist (CHT) to Commercial Neighborhood (CN). 9-25-17 (State 9-27-17)
- 2017-29 ORDINANCE, rezoning approximately 4.06 acres of real property located on the west side of highway US1

- between Mickler Street and Pickett Street, from Commercial General (CG to Open Rural (OR). 9-25-17 (State 9-27-17)
- 2017-30 ORDINANCE, amending Ordinance Nos. 89-7, 90-5, and 95-4, known as the **TRADEPLEX PUD/DRI** Ordinance, specifically amending Exhibit D - Stipulation. 9-25-17 (State 9-27-17)
- 2017-31 ORDINANCE, amending Article 28, supplementary regulations, specifically Section 28.02, erection of more than one principal structure on a lot. 10-9-17 (State 10-18-17)
- 2017-32 ORDINANCE, amending the land development code, specifically article 28, supplementary regulations, specifically section 28.03, lot to have access; amending article 32, definitions, of the land development code. 10-9-17 (State 10-18-17)
- 2017-33 ORDINANCE, amending the FLUM of the Comprehensive Plan, providing for the reclassification of approx. 0.74 acre of real property located on the northwest side of SR200/A1A between Annie Laura Street and Evelyn Street, from Medium Density Residential (MDR) to Commercial (COM). 10-23-17 (State 10-30-17)
- 2017-34 ORDINANCE, rezoning approx. 0.74 acre of real property located on the northwest side of SR200/A1A between Annie Laura Street and Evelyn Street, from Medium Density Residential (MDR) to Commercial (COM). 10-23-17 (State 10-30-17)
- 2017-35 ORDINANCE, providing for revisions to the Five-Year Schedule of Capital Improvements in the Capital Improvement Element. 11-13-17 (State 11-15-17)
- 2017-36 ORDINANCE, amending Ordinance 2005-04 Rezone and reclassify property to PUD known as Marsh Lakes **(TUSCANY PRESERVE)**. 11-27-17 (State 12-4-17)
- 2017-37 ORDINANCE, amending Ordinance 81-22, Alcoholic Beverage Establishments distance restrictions and Sunday sales in unincorporated area of Amelia Island and SR200/A1A Access Management Overlay District. 11-27-17 (State 11-29-17) **(Amended by Ordinance 2020-10)**

- 2017-38 ORDINANCE, amending Ordinance 97-19, as amended, Sunday hours of Sale of Alcoholic/Intoxicating Beverages to be uniform for the unincorporated area of Amelia Island and the SR200/A1A Access Management Overlay District 11-27-17 (State 11-29-17)
- 2017-39 ORDINANCE, adopting the William Burgess Vision Book and approving the use of the William Burgess District Vision Book in the subsequent implementation phases of the William Burgess Mixed-Use Activity Center. 12-11-17 (State 12-13-17)
- 2017-40 ORDINANCE, amending the FLUM and providing for reclassification of approximately 196.79 acres of real property located on the north and south sides of William Burgess Blvd. between Harts Road and US 17 from Industrial and Conservation 1 to MDR, COM, and CON-1. 12-11-17 (State 12-13-17)
- 2017-41 ORDINANCE, amending Ordinance No. 2009-09, known as the Purchasing Policy, amending Section 9, compliance with 2 Code of Federal Regulations for all Federal awards extending compliance waiver through September 30, 2018. 12-11-17 (State 12-13-17)
- 2017-42 ORDINANCE, rezoning approximately 196.79 acres located on the north and south side of William Burgess Boulevard between Harts Road and US 17 from IW to PUD **NASSAU CROSSING PUD.** 12-11-17 (State 12-13-17)

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- 2018-01 ORDINANCE, amending Ordinance No. 2016-02, known as the Nassau County Comprehensive Impact Fee Ordinance, specifically Article VI, Section 6.03, Imposition of Educational System Impact Fees 1-8-17 (State 1-11-18)
- 2018-02 ORDINANCE, amending the FLUM of the Comp Plan; providing for the reclassification of approximately 1.04 acres located at 540591 Lem Turner Road from AGR to Low Density Residential - CPA 17-008. 1-8-18 (State 1-11-18)
- 2018-03 ORDINANCE, amending the FLUM of the Comp Plan providing for reclassification of approximately 1.234 acres located on the east side of US 1 between Murrhee Road and Swearingen Road from COM and AGR to AGR - CPA17-010 1-8-17 (State 1-11-18)
- 2018-04 ORDINANCE, rezoning approximately 1.23 acres located on the east side of US 1 between Murrhee Road and Swearingen Road from CI and OR to OR (R17-012) 1-8-18 (State 1-11-18)
- 2018-05 ORDINANCE, amending Ordinance No. 2017-30 which amended Ordinance Nos, 89-7, 90-3, and 95-4 known as the Tradeplex PUD/DRI Ordinance, specifically amending Ordinance 2017-30 to correct a scrivener error 1-8-18 (State 1-11-18)
- 2018-06 ORDINANCE, correcting a scrivener's error in Ordinance No, 99-18, as amended, known as the "Nassau County Development Review Regulations Ordinance"; specifically correcting Section 8, Paragraph 8.2(c) from 3.04(b)(3)(a-g) to 3.05(b)(2)(a-g). 1-8-18 (State 1-11-18)
- 2018-07 ORDINANCE, amending Chapter 29 of the Code of Ordinance, Subdivision and Development Review; specifically amending Section 29-47, Vacation and Annulment of Plats, Easements, and Right-of-Way 2-12-18 (State 2-12-18)

- 2018-08 ORDINANCE, rezoning approximately 15.6 acres located on the south side of Blackrock Road, East of Chester Road, from Residential Single Family 1 (RS-1) to Residential Single Family 2 (RS-2) 2-12-18 (Stated 2-12-18)
- 2018-09 ORDINANCE, amending Ordinance 99-02, as amended, which established a Code Enforcement Board; specifically amending Section XII, Code Enforcement 3-12-18 (State 3-15-28)
- 2018-10 ORDINANCE, CPA18-001, comprehensive plan amendment amending the FLUM of the Comprehensive Plan; providing for the reclassification of approximately 6.34 ac. located on the east side of US 17 between Leisure Way and Owens Farm Road from IND and AGR to COM. 3-12-18 (State 3-15-18)
- 2018-11 ORDINANCE, R18-001, rezoning approximately 2.94 ac. located on the east side of US 17 between Leisure Way and Owens Farm Road from IW to CHT. 3-12-18 (State 3-15-18)
- 2018-12 ORDINANCE, CPA17-006, a Future Land Use map amendment to change the classification of approx. 50.1 acres in the southwest quadrant of the intersection of SR200/A1A and I-95 along Semper Fi Drive from Commercial (COM) and Low Density Residential (LDR) to High Density Residential (HDR) and Conservation I (CSV1) 4-9-18 (State 4-13-18)
- 2018-13 ORDINANCE, filed by CBC National Bank and Donald Plunkett to rezone approx. 50.1 acres of real property located in the southwest quadrant of the intersection of SR200/A1A and I-95 along Semper FI Drive from Open Rural and Commercial Highway Tourist to Residential General - 1. 4-9-18 (State 4-13-18)
- 2018-14 ORDINANCE, correcting a scrivener error in Ordinance No. 2018-13, regarding real property located in the southwest quadrant of the intersection of SR200/A1A and I-95 along Semper Fi Drive from Open Rural (OR) and Commercial Highway Tourist (CHT) to Residential General-1 (RG-1); providing for findings; providing an effective date. 4-18-18 (State 4-24-18)

- 2018-15 ORDINANCE, rezoning approximately 3.50 Acres of Real property located on the west side of U.S.1 between J.W. Elliot Drive and Holiday Drive, East from OR to CG. (Henry Pat and Viola Kelley and Patty Kelly Smith) 4-23-18 (State 4-25-18)
- 2018-16 ORDINANCE, providing that Ordinance 88-31, as amended, regarding the Amelia Island Tourist Development Tax, be further amended by amending Section 1 by adding Paragraph (h) to provide for the levy and imposition of an additional 5-14-18 (State 5-18-18)
- 2018-17 ORDINANCE, amending Ordinance No. 2004-58, as amended, and as further amended by 2017-12, known as the animal control ordinance; specifically amending Section 6-40, definitions; and section 6-54, animal care and animal cruelty; section 6-56, confinement of livestock; and section 6-63 civil citations and penalties. 6-11-18 (State 6-15-18)
- 2018-18 ORDINANCE, recognizing the right of customary use of the beach in the unincorporated areas of Nassau County, by the public subject to limitation; providing for findings, providing for codification and scrivener errors; providing for judicial review and severability and providing an effective date. 6-25-18 (State 6-26-18)
- 2018-19 ORDINANCE, CPA18-005, amending the Future Land Use Map (FLUM) of the Comprehensive Plan; providing for the reclassification of approximately 0.37 acres of real property located on the south side of SR200/A1A between Mt. Zion Loop and South Prince Drive, from Medium Density Residential (MDR) to Commercial (COM); providing for findings; and providing an effective date. 6-25-18 (State 6-29-18)
- 2018-20 ORDINANCE R18-007, filed by Gillette & Associates, Inc., agent, and Bryan and Allison Corigliano, owners, to rezone approximately 0.37 acres from Residential Mixed (RM) to Commercial Neighborhood (CN). Property is located on the south side of SR200/A1A between Mt. Zion Loop and South Prince Drive. 6-25-18 (State 6-29-18)
- 2018-21 Consider R18-006, filed by Rogers Towers, P.A., applicant, and Daniel Clayton McMahon, Successor

Trustee of the McMahon Family Joint Trust, owner, to rezone approximately 0.88 acres from Residential, Single Family (RS-2) to Commercial General (CG). Property is located on the south side of Sadler Road between Ryan Road and Amelia Landings. 6-25-18 (State 6-29-18)

- 2018-22 ORDINANCE, amending Ordinance 76-10, as amended, specifically amending Section 2(2), specifically hours of camping in beachfront parks, amending Section 2(3), specifically hours of parking motor vehicles, campers, and truck tractors in beachfront parks, amending Section 2(7)(a) and 2(7)(b) specifically instructions regarding issuance and display of permits, amending Section 3(2), specifically listing beachfront parks and changing the hours for parking and amending Section 4(1) regarding violations/penalties. 7-9-18 (State 7-12-18)
- 2018-23 ORDINANCE, providing for the levy of an additional five (5) cents of the Local Option Gas Tax upon every gallon of motor fuel sold in Nassau County and taxed under the provisions of Part 1 of Chapter 206, Florida Statutes; providing for said tax; providing for the period of time for which the tax shall be imposed; providing for the distribution and utilization of said tax; providing an effective date. 8-13-18 (State 8-14-18)
- 2018-24 ORDINANCE, CPA18-007, amending the FLUM of the Comprehensive Plan; providing for the reclassification of approximately 1.0 acres of real property located on the south side of SR200/A1A, approximately 2.5 miles east of US 1 from Commercial (COM) to Agriculture (AGR); providing for findings; and providing an effective date. 8-13-18 (State 8-14-18)
- 2018-25 ORDINANCE, Rezoning application R18-009 filed by Robert K. and Elizabeth S. Hogan, owners, and Joshua Stafford, agent for owners, to rezoning approximately 1.01 acres from Commercial General (CG) to Open Rural (OR). Property is located on the south side of State Road 200/A1A, approximately 3 miles west of I-95, Yulee area. Staff recommends approval. 8-13-18 (State 8-14-18)

- 2018-26 ORDINANCE, Comprehensive Plan Amendment, CPA18-010, amending the FLUM; providing for the reclassification of approximately 2.63 acres of real property located in the northwest quadrant of the intersection of US 301 and CR 119, from Low Density Residential (LDR) to Commercial (COM); providing for findings; and providing an effective date. 9-10-18 (State 9-11-18)
- 2018-27 ORDINANCE, amending Ordinance No. 2009-09, as amended, known as the Purchasing Policy for Nassau County, Florida; amending Section 9, Rescinding the waiver as to compliance with 2 Code of Federal Regulations (C.F.R.) Part 200.317 the 2 C.F.R. Part 200.326 and requiring compliance, providing for an effective date. 9-24-18 (State 9-26-18)
- 2018-28 ORDINANCE, amending Ordinance No, 2017-37, specifically amending Section 4-34(D), Sunday Hours of Sale of Alcoholic/Intoxicating Beverages, specifically adding additional unincorporated areas of Nassau County east of Interstate 95; providing an effective date. 9-24-18 (State 9-26-18)
- 2018-29 ORDINANCE, Comprehensive Plan Amendment, CPA18-011 amending the FLUM of the Comprehensive Plan; providing for the reclassification of approximately 0.30 acres of real property located on the west side of Amelia Road between Nottingham Drive and Robin Hood Drive, from Public Buildings and Facilities (PBF) to Medium Density Residential (MDR); providing for findings; and providing an effective date. 9-24-18 (State 9-26-18)
- 2018-30 ORDINANCE, Rezoning application R18-010, filed by Janan Lynn Rowland, owner, rezoning of approximately 0.30 acres from Commercial General (CG) to Residential Single Family 2 (RS-2). Property is located on the west side of Amelia Road between Nottingham Drive and Robin Hood Drive, Fernandina Beach area. 9-24-18 (State 9-26-18)
- 2018-31 ORDINANCE, amending Chapter 18 ½ "Occupational License Taxes and Miscellaneous Business" to adopt an ordinance regarding Mobile Food Vending. 10-8-18 (State 10/9/18)

- 2018-32 ORDINANCE, adopt an Ordinance creating the East Nassau Community Planning Area Recreation Municipal Service Taxing Unit. 10-8-18 (State 10/9/18)
- 2018-33 ORDINANCE, Comprehensive Plan Amendment to the FLUM, CPA18-013, Cristol of Jax/McCranie MDR to Comm. 10-8-18 (State 10/9/18)
- 2018-34 ORDINANCE, Rezoning R18-012, filed by Cristol of Jax, owner, and McCranie & Association 0.39 acres from RM to CG 10-8-18 (State 10/9/18).
- 2018-35 ORDINANCE, amending Article 35 of the Land Development Code, State Road 200/A1A Access Management Overlay District, specifically Article 35 regarding landscaping changes for consistency with concurrent changes to Article 32 and 37, clarifying access management standards and updates to twenty-five foot setback requirements; providing for purpose and intent; providing for severability; providing for codification; and providing an effective date. 10-17-18 (State 10-19-18)
- 2018-36 ORDINANCE amending Section 37.05 of the Land Development Code (LDC), Natural Resources Protection; amending the supplemental tree list for landscaping; providing for alternative tree species planting adjacent to utilities; providing for buffer planting detail; amending planting requirements; providing for clarity in the relationship between buffers, utilities and fencing; providing for purpose and intent; providing for severability; providing for codification; and providing an effective date. 10-17-18 (State 10-19-18)
- 2018-37 ORDINANCE, Comprehensive Plan Amendment CPA18-004, an ordinance amending the FLUM of the Comprehensive Plan; providing for the reclassification of approximately 56.17 acres of real property located on the south side of SR200. 10-22-18 (State 10-25-18)
- 2018-38 ORDINANCE, Comprehensive Plan Amendment CPA18-009 Text Amendments. 10-22-18 (State 10-25-18)
- 2018-39 ORDINANCE, Comprehensive Plan Amendment CPA18-015 Text-WOP Overlay Update. (White Oak Plantation) 10-22-18 (State 10-25-18)

- 2018-40 ORDINANCE, Rezoning Application R18-005 filed by McLaughlin, to rezone approximately +/- 56.17 acres and is currently part of the Three Rivers Development of Regional Impact (DRI). 10-22-18 (State 10-25-18)
- 2018-41 ORDINANCE, amending the (FLUM) Future Land Use Map amendment (Comp Plan Amendment) of the Comp Plan; providing for the reclassification of approx. 40.69 acres of real property on the north and south sides of William Burgess Blvd. between Harvester Street and Harts Road from Agriculture (AGR) to Medium Density Residential (MDR), High Density Residential (HDR), Recreation (REC) and Conservation (CSV). 11-26-18 (State 11-19-18)
- 2018-42 ORDINANCE, amending the FLUM of the Comp Plan; providing for the reclassification of approx. 2.91 acres of real property located on the east side of Mentoria Road between SR200/A1A and Pinecrest Road, from Agriculture (AGR) to Commercial (COM). 11-26-18 (State 11-19-18)
- 2018-43 ORDINANCE, rezoning approx. 40.69 acres of real property on the north and south sides of William Burgess Blvd. between Harvester Street and Harts Road from Open Rural (OR) to Planned Unit Development (PUD) **Nassau Station** . 11-26-18 (State 11-29-18)
- 2018-44 ORDINANCE, rezoning approx. 2.91 acres of real property located on the east side of Mentoria Road between SR200/A1A and Pinecrest Road, from Open Rural (OR) to Commercial Highway Tourist (CHT). 11-26-08 (State 11-29-18)
- 2018-45 ORDINANCE, amending Ordinance 2017-42, which rezoned and reclassified property to a zoning classification of Planned Unit Development (PUD) known as "**Nassau Crossing**"; modifying the preliminary development plan; modifying the PUD conditions. 11-26-18 (State 11-29-18)
- 2018-46 ORDINANCE, rezoning approx. 0.50 acre of real property located on the south side of Sadler Road between Will Hardee Road and Ryan Road, from Residential Single Family-2 (RS-2) to Commercial General (CG). 11-26-18 (State 11-29-18)

2018-47 ORDINANCE, establishing the **Three Rivers** Community Development District (CDD) pursuant to Chapter 190, Florida Statutes, naming the District; Describing the External Boundaries of the District; Describing functions and power of the District; Designating persons to serve as the initial members of district's Board of Supervisors; providing a severability clause; and providing an effective date. 1-14-19 (State 1-15-19)

ORDINANCES 2019

2019-01 ORDINANCE, amending Article 22 of the LDC, Open Rural (OR) Zoning District; amending Article 28 of the LDC, Supplementary Regulations; amending Article 32 of the LDC, Definition, allowing for Retail Plant Nurseries subject to supplementary Development Standards; providing for findings; providing for severability; and providing and effective date. 1-14-19 State 1-17-19)

2019-02 ORDINANCE, amending Article 35 of the LDC, SR 200/A1A Access Management Overlay District, specifically Section 35.09 clarifying regulation of parcels and access management standards; providing for purpose and intent. 2-25-19 (State 3-5-19)

2019-03 ORDINANCE, amending Ordinance No. 2006-68, which rezoned and reclassified property to a zoning classification of Planned Unit Development (PUD) known as **Three Rivers PUD**; modify the Preliminary Development Plan; modifying the PUD Conditions; providing for findings; and providing an effective date. 2-11-19 (State 2-13-19)

- 2019-04 ORDINANCE, amending section 29, subdivision and development review, specifically amending section 29-15(10), final plats, by adding certification by a title company licensed in Florida, providing an effective date. 2-25-19 (State 3-5-19)
- 2019-05 ORDINANCE, amending article 28 of the land development Code (LDC), definitions, allowing for adult day care centers in residential districts subject to supplementary development standards; adding definitions for adult day care center, child care facility, family day care home, and large family child care home; providing for findings; providing for severability; and providing an effective date. 2-25-19 (State 3-5-19)
- 2019-06 ORDINANCE, amending ordinance No. 97-19, as amended, known as the Nassau County Land Development Code (LDC) specifically amending section 28.02 by removing mother-in-law dwelling and guest house and adding accessory dwelling; amending section 28.14 by removing guesthouses and adding accessory dwellings; and amending article 32, definitions by removing guest cottage or house and servants quarters and adding accessory dwellings; providing for codification; providing for severability; and providing for an effective date. 2-25-19 (State 3-5-19)
- 2019-07 ORDINANCE, amending the 2030 Nassau County Comprehensive Plan; amending the Coastal Management Element; providing for best planning and engineering practices in development to mitigate future flood events pursuant to F.S.163.3178(2)(f)(2); providing for adaption action areas (AAA), pursuant to F.S.163.3177(6)(g)(10), to address current and future risks related to coastal flooding; providing transmittal; providing for severability; and providing an effective date. 3-11-19 (State 3-14-19)
- 2019-08 ORDINANCE, amending the FLUM of the Comprehensive Plan providing for the reclassification of approximately 9 acres located on the west side of Goodbread Road between US17 and Goodbread Road from LDR to AGR. 3-25-19 (State 3-25-19)
- 2019-09 ORDINANCE, Comprehensive Plan Amendment application CPA19-003, an Ordinance amending the FLUM of the Comp

Plan; providing for the reclassification of approx. 0.48 acres of real property located on the west side of Mary Avenue, Between Julia Street and Amelia Island Parkway, from Commercial (COM) to High Density Residential (HDR). 4-8-19 (State 4-10-19)

- 2019-10 ORDINANCE, Land Development Code application LDC19-002, an Ordinance amending Ordinance No. 97-19, as amended, known as the Nassau County Land Development Code, specifically rescinding and replacing Section 28.19, Siting Regulations for Wireless Facilities. 4-8-19 (State 4-16-19)
- 2019-11 ORDINANCE, Ordinance of the BOCC amending Ordinance 2005-55, Section 8 ~~3~~⁴-8, Cost Assessment for Teen Court of the Code of Laws and Ordinance of Nassau County Florida, specifically Section 2(C) regarding Assessment and Section 2(E) regarding Administration. 4-8-19 (State 4-10-19)
- 2019-12 ORDINANCE, Rezoning application R19-001, filed by Ruthene Hughes Bernard, owner, and Cotner Associates, Inc., agent, to rezone approx. 0.34 acres of real property from Commercial General-American Beach (CG-AB) to Residential Single Family-2 American Beach (RS-2AB). 4-8-19 (State 4-25-19)
- 2019-13 ORDINANCE, amending Ordinance 97-19, as amended known as the Nassau County LDC specifically amending Article 28, Supplementary Regulations, Section 28.03, Lot to Have Access; amending Ordinance 99-7, as amended known as the Nassau County Roadway and Drainage Standards specifically amending Article 11, Roadway Design, Section 11.2 Right-of-Way requirements; providing for finding; providing for severability; and providing an effective date. 5-13-19 (State 5-17-19).
- 2019-14 ORDINANCE, amending Ordinance 99-18, as amended known as the Nassau County Development Review Regulations Ordinance, specifically amending Section 2, Definitions; amending Section 3, Development that does not require Platting, Specifically rescinding Sections 3.1.1 through 3.1.4, minor development; amending Section 3.1.5, Open Rural Homestead Land Split Exemption; amending Section 3.1.6, Petition for Relief from Family Hardship Amending Section 5, Subdivisions,

specifically amending Section 5.4, Connection; and Section 5.5 Street Lighting; providing for codification; providing for severability; and providing an effective date. 5-13-19 (State 5-17-19)

- 2019-15 ORDINANCE, rescinding Ordinance No. 2000-26 and establishing minimum standards governing health and general welfare, as to the maintenance of buildings or structures, providing for a nuisance declaration for buildings or structures in violation of the Ordinance; providing for repair and demolition of buildings declared to be a nuisance; providing for the construction Board of Adjustments and Appeals to conduct hearings and issue orders of repair and demolition. 6-10-19 (State 6-14-19)
- 2019-16 ORDINANCE, amending Chapter 23 ½ of the Nassau County Code of Ordinance (Ordinance 2014-23) specifically setting forth the approval authority for non-profit organizations using County Facilities and Ball Parks; providing severability; providing an effective date 6-24-19 (State 7-1-19)
- 2019-17 ORDINANCE, CPA18-003, amending the Future Land Use Map of the Comprehensive Plan; providing for reclassification of approximately 9.11 acres located on the south side of Amelia Concourse, west of Old Nassauville Road between Frank Ward Road and Terra Cotta Lane from Medium Density Residential (MDR) to High Density Residential (HDR). **CONCOURSE CROSSING** 6-24-19 (State 7-1-19)
- 2019-18 ORDINANCE, Rezoning R18-003, Rezoning approximately 85.7 acres located on the north and south sides of Amelia Concourse, east and west of Old Nassauville Road and between Frank Ward Road and Terra Cotta Lane, from Open Rural (OR) to Planned Unit Development (PUD). **CONCOURSE CROSSING PUD** 6-24-19 (State 7-1-19)
- 2019-19 ORDINANCE, Amending the 2030 Nassau County Comprehensive Plan; amending the Future Land Use Element; amending the Future Land Use Map Series (FLUMS) Map FLUMS-10; amending the William Burgess Mixed Use Activity Center Overlay District; providing for severability; and providing an effective date. 7-8-19 (State 7-12-19).

- 2019-20 ORDINANCE, Amending Ordinance Number 97-19, as amended, known as the Nassau County Land Development Code (LDC); adopting a new article 43; adopting by reference and approving the use of the William Burgess Context and Connectivity Blueprint in the subsequent implementation phases of the **William Burgess Mixed-Use Activity Center Overlay District** as adopted by the 2030 Comprehensive Plan; providing for codification; providing for severability; and providing for an effective date. 7-8-19 (State 7-15-19).
- 2019-21 ORDINANCE amending Article 15, Commercial, Neighborhood; Amending Article 15-A, Commercial, Neighborhood-American Beach; Amending Article 16, Commercial, General; Of the Land Development Code, Amending Article 16-A, Commercial, General -American Beach; Amending Article 17, Commercial Intensive; Amending Article 19, Commercial, Professional And Office; Amending Article 22, Open Rural; And Amending Article 32 of the Land Development Code, Definitions; allowing for adult day care centers in commercial districts; allowing for child care facilities as a permitted use in the Commercial, Neighborhood and Commercial, General districts; adding a definition for Assisted Living Facility. 7/22/19 (State 7/24/19)
- 2019-22 ORDINANCE, designating Anthony Street in Unincorporated Nassau County as a canopy/scenic road; providing an effective date. 7/22/19 (State 7/24/19)
- 2019-23 ORDINANCE, designating Karen Street in Unincorporated Nassau County as a canopy/scenic road; providing an effective date. 7/22/19 (State 7/24/19)
- 2019-24 ORDINANCE, designating Orange Avenue in Unincorporated Nassau County as a canopy/scenic road; providing an effective date. 8/12/19 (State 8-15-19)
- 2019-25 ORDINANCE, regarding Impact Fees; amending Appendix E entitled Comprehensive Impact Fee Ordinance; amending Section 1.02 Definitions; amending Section 1.03 Legislative Findings; repealing and replacing Section 1.07 Adoption of Impact Fee Studies, repealing and replacing Article II Parks and Recreation Facilities Impact Fees; providing for notice; providing for codification of Appendix E to the Code of Ordinances as a new Chapter 34 within the Code; providing for

severability, conflicts, liberal construction, and providing an effective date. 10/14/19 (State 10/23/19)

- 2019-26 ORDINANCE, LDC19-010, amending Article 25 of the LDC, Planned Unit Development [PUD], rescinding the requirement for recording of the Final Development Plan of a Planned Unit Development in the public records. 10-28-19 (State 10/30/19)
- 2019-27 ORDINANCE, regarding Rezoning application, R19-002, filed by Castle Used Cars, Inc., owner, and Robert Hamame, agent for owner, to rezone approximately 3.78 acres from Open Rural (OR) and Commercial General (CG) to Commercial General (CG). Property is located on the north side of State Road 200/A1A between Peeples Road and Lofton Creek, Yulee area. 10-28-19 (State 10/30/19)
- 2019-28 ORDINANCE, LDC19-009, Article 15 of the Land Development Code, Commercial Neighborhood (CN), allowing for the sale of alcoholic beverages with alcoholic content above fourteen (14) percent for on-premises consumption as a conditional use in the Commercial Neighborhood (CN) District. 11-18-19 (State 11-22-19)
- 2019-29 ORDINANCE, LDC19-011, amending Ordinance No. 97-19, as amended, known as the Nassau County LDC, specifically amending Section 28/02 by adding Mother-in-Law Dwellings; amending Section 28-14 by adding Mother-in-Law Dwelling; providing for codification; providing for severability; and providing for an effective date. 11-18-19 (State 11-22-19)
- 2019-30 ORDINANCE, LDC19-008, amending Article 28, Supplementary Regulations, specifically amending Section 28.02, Erection of More than One Residential Dwelling Unit on a Lot or Parcel; providing an effective date. 11-18-19 (State 11-22-19)
- 2019-31 ORDINANCE, providing for revisions to the Five-Year Schedule of Capital Improvements in the Capital Improvement Element; providing for findings; and providing an effective date. 11-18-19 (State 11-22-19)
- 2019-32 ORDINANCE, R19-003, rezoning application filed by Ephriam and Brenda Hickox, owners, and Philip Griffin,

agent for owner, to rezone approximately 1.53 acres from Commercial General (CG) to Commercial Intensive (CI). Property is located on the south side of SR 200/A1A between Gressman Road and Sidney Thomas Lane, Callahan areas. 11-18-19 (State 11-22-19)

2019-33 ORDINANCE, regarding Impact Fees; amending Ordinance No. 2019-25 of the Nassau County Code of Ordinance entitled Comprehensive Impact Fee Ordinance, specifically amending Section 2.01, Entitled Definitions Application to Park and Recreation Impact Fees; amending Section 2.04 entitled Use of Monies; providing for severability, conflicts, liberal construction, and providing an effective date. 12-9-19 (State 12-12-19)

2019-34 ORDINANCE, PUD19-007, modifying the previously approved Planned Unit Development (PUD) known as **Nassau Station** (Ordinance 2018-43), filed by Patriot Ridge LLP, Owner; and Gregory E. Matovina, Agent. Property is located on William Burgess Boulevard, between Harvester Street and Harts Road, Yulee area. 12-9-19 (State 11-12-19)

2019-35 ORDINANCE, CPA19-010, amending the FLUM of the Comprehensive Plan; providing for the reclassification of approximately 7.78 acres of real property located on the south side of Flora Parke Crossing, between Amelia Concourse and Flora Parke Blvd, from Medium Density Residential (MDR) and Commercial (COM) to Commercial (COM). 12-9-19 (State 12-18-19)

ORDINANCES 2020

2020-01 ORDINANCE, CPA19-011, an Ordinance amending the FLUM of the Comprehensive Plan; providing for the reclassification of approximately 0.42-acre of real

property located on the south side of Fields Road, between U.S. Highway 17 and Winoma Bayview Road, from Commercial (COM) to Medium Density Residential (MDR); providing for findings; and providing an effective date. 1-13-20 (State 1/17/20)

- 2020-02 ORDINANCE, CPA19-012, an Ordinance amending the FLUM of the Comprehensive Plan; providing for the reclassification of approximately 2.84-acres of real property located on the east side of U.S. Highway 17, between Hamilton Street and Koen Lane, from Commercial (COM) and Low-Density Residential (LDR) to Commercial (COM); providing for findings; and providing an effective date. 1-13-20 (State 1/17/20)
- 2020-03 ORDINANCE, CPA19-013, an Ordinance amending the FLUM of the Comprehensive Plan; providing for the reclassification of approximately 0.38-acre of real property located on the west side of U.S. Highway 17, between Goodbread Road and Koen Lane, from Public Buildings and Facilities (PBF) to Commercial (COM); providing for findings; and providing for an effective date. 1-13-20 (State 1/17/20)
- 2020-04 ORDINANCE, Rezoning R19-004, filed by Halls Salvage, LLC., to rezone approximately 2.84-acres of real property located on the east side of U.S. Highway 17, between Hamilton Street and Koen Lane, from Open Rural (OR) and Commercial General (CG) to Commercial General (CG); providing for findings; and providing for an effective date. 1-13-20 (State 1/17/20)
- 2020-05 ORDINANCE, amending Ordinance No. 99-02, as amended which established a Code Enforcement Board for Nassau County specifically amending Article III, Section 1-60, Administrative Fines, Liens; providing pursuant to Florida Statutes, Chapter 162.09(3)(D) that the fines shall increase; providing for an effective date. 1-27-20 (State 1/28/20)
- 2020-06 ORDINANCE, prohibiting simulated gambling devices, defining and identifying simulated gambling establishments as a public nuisance and noxious use; prohibiting the use of simulated gambling devices for certain circumstances; and create an enforcement mechanism for violations, with a sixty (60) day grace period. 1-27-20 (State 1/28/20)

- 2020-07 ORDINANCE, amending Ordinance 99-17, as amended known as the Nassau County Roadway and Drainage Standards; providing for severability, providing an effective date. 1-27-20 (State 1/28/20)
- 2020-08 ORDINANCE, CPA20-001, an Ordinance amending the Future Land Use Map (FLUM) of the Comprehensive Plan; providing for the reclassification of approximately 3.1 acres of real property located on the west side of Amelia Road, between Amelia Island Parkway and Kenneth Court, from Medium Density Residential (MDR) to Commercial (COM); providing for findings; and providing an effective date. 2-10-20 (State 2-13-20)
- 2020-09 ORDINANCE, LDC19-013, an Ordinance amending Article 5 of the Land Development Code (LDC), procedures; specifically Section 5.07, Site Development Plan Review; amending Article 31 of the Land Development Code; required off-street parking and off-street loading, specifically Section 31.2, off street parking spaces; number required; amending Article 37 of the Land Development Code, natural resource protection; specifically Section 37.05, landscaping; and Section 37.06 buffers between certain uses; providing for findings; providing for severability; and providing for an effective date. 2-10-20 (State 2-13-20)
- 2020-10 ORDINANCE, an Ordinance amending Ordinance 81-22, as amended, amending Nassau County Code of Laws and Ordinances, specifically amending Section 4-1 and changing the title from Wine and Beer Vendors License Limited to Sale without State License Prohibited; amending Section 4-2 and changing the title from Limitation on number of Liquor Licenses issued, exceptions (as set forth in Special Act 81-440, as amended) to Applicability of Zoning to Alcoholic Beverage Licenses; amending Section 4-3 to discern unincorporated areas east of I-95; removing Section 4-6 Bottle Clubs and renumbering Section 4-7 through 4-10; adding division to renumbered Section 4-6 definitions; amending renumbered Section 4-10; and providing for an effective date. 2-10-20 (State 2-13-20)
- 2020-11 ORDINANCE, R20-001, filed by Orlando S. Avila, to rezone approximately 2.0-acres of real property

located on the west side of U.S. Highway 1, between Ratliff Road and Nassau-Duval County Line, from Open Rural (OR) to Commercial General (CG); providing for findings; and providing an effective date. 2-10-20 (State 2-13-20)

2020-12 ORDINANCE, correcting a scrivener's error in Ordinance 2019-03 which amended Ordinance 2006-68 which rezoned and reclassified property to a zoning classification of PUD known as Three Rivers; providing an effective date. 2-24-20 (State 3-2-20)

2020-13 ORDINANCE, amending Article 18 of the LDC, Commercial Highway Tourist (CHT), specifically Section 18.01; Permitted Use; Section 18.03, Conditional Uses; Section 18.04, Special Restrictions; Section 18.06, Minimum Yard Requirements; Section 18.07, Building Restrictions; amending Article 35 of the LDC, State Road 200/A1A Access Management Overlay District, specifically Section 35.09(F) Signage; providing for findings; providing for severability and providing an effective date. 2-24-20 (State 3-2-20)

2020-14 ORDINANCE, amending Article 22 of the LDC, Open Rural (OR), Allowing for Cottage Food Production as a home occupation and manufacturing of prepared food products in a state-licenses commercial facility a Conditional Uses in the Open Rural (OR) district; amending Article 32 of the LDC, Definitions, adding a definition for Prepared Food Products; providing for findings; providing for severability; and providing an effective date. 2-24-20 (State 3-2-20)

2020-15 ORDINANCE, amending the 2030 Nassau County Comprehensive Plan; amending the Public Facilities, Conservation, Regional Coordination, and Capital Improvements Elements to address statutory requirements for water supply planning pursuant to *F.S.163.3177(6)(c)(3)*, *F.S.163.3177(6)(d)(3)*, *F.S.163.3177(6)(h)(1)*, and, *F.S.163.3177(6)(a)(4)*; providing for transmittal; providing for severability; and, providing an effective date. 7-6-20 (State 7-8-20)

2020-16 ORDINANCE, amending article 1, Section 1.02 of the Land Development Code (LDC), relationship to Comprehensive Plan, amending Article 1.07 of the LDC,

Official Zoning Map; providing that the Official Future Land Use Map (FLUM) and Official Zoning Map of Nassau County is maintained in electronic format through the Nassau County Property Appraiser's Office and available to the public through that office's website or by contacting the County Planning Department; providing for findings; providing for severability; and, providing for an effective date. 7-6-20 (State 7-8-20)

- 2020-17 ORDINANCE, amending Article 20 of the Land Development Code (LDC), Industrial, Warehouse (IW); specifically Section 20.01, Permitted Uses; amending Article 32 of the LDC, Definitions; adding a definition for "Community Residential Home"; adding a definition for "Functional Family"; amending the definition for "Group Home"; amending the definition for "Dwelling, Single Family Attached"; providing for findings; providing for severability; and, providing for an effective date. 7-6-20 (State 7-8-20)
- 2020-18 ORDINANCE, amending Chapter 8 $\frac{3}{4}$ of the Nassau County Code of Ordinances (Ordinance 2004-46), specifically Section 8 $\frac{3}{4}$ -10 Court Surcharges; providing for severability; and, providing an effective date. 7-6-20 (State 7-8-20)
- 2020-19 ORDINANCE, regarding Impact Fees; amending Appendix E to the Nassau County Code of Ordinances entitled **Comprehensive Impact Fee Ordinance**; amending Section 1.02 entitled Definitions; amending Section 1.03 entitled Legislative Findings; amending Section 1.07 entitled Adoption of Impact Fee Studies; amending Section 2.03 entitled Imposition of Park and Recreation Impact Fees; repealing and replacing Article III entitled Fire Rescue Impact Fees; repealing and replacing Article V entitled Administrative Facilities Impact Fees; providing for notice of Impact Fees Rates; providing for codification of Appendix E to the Nassau County Code of Ordinances as a new Chapter 34 within the Nassau County Code; providing for severability, conflicts, Liberal Construction; and, providing for an effective date. 7-16-20 (State 7-17-20)
- 2020-20 ORDINANCE, amending Ordinance 2004-58, as amended, and as further amended by 2017-12, known as the **Animal**

Control Ordinance; specifically amending Section 6-54, Animal Care and Animal Cruelty; providing for severability; and providing for an effective date. 7-16-20 (State 7-17-20)

- 2020-21 ORDINANCE, amending the Future Land Use Map (FLUM) of the Comprehensive Plan; providing for the reclassification of approximately 265.65 acres of real property located on the west side of Lem Turner Road between Lawhon Road South and Dornbush Road, from Low Density Residential (LDR) to Recreation (REC); providing for findings; and, providing for an effective date. 7-16-20 (State 7-17-20)
- 2020-22 ORDINANCE, rezoning approximately 2.17 acres located on the south side of Lake Hampton Road east of US Highway 1, from Commercial General (CG) to Open Rural (OR) zoning, providing for findings; and provided an effective date. (owner - Selph) 7-20-20 (State 7-22-20)
- 2020-23 ORDINANCE, rezoning approximately 265.65 acres of real property located on the west side of Lem Turner Road between Lawhon Road South and Dornbush Road, from Open Rural (OR) and Residential Single Family-1 (RS-2) to Planned Unit Development (PUD). 7-20-20 (State 7-22-20)
- 2020-24 ORDINANCE, amending the Future Land Use Map (FLUM) of the Comprehensive Plan; providing for the reclassification of approximately 1.47 acres of real property located on the west side of Chester Road, between Lee Road and Miller Road, from Medium Density Residential (MDR) to Commercial (COM); providing for findings; and, providing for an effective date. 8-24-20 (State 8-26-20)
- 2020-25 ORDINANCE, restricting the operations of electric bicycles on sidewalks, multi-use paths and trails networks; and providing an effective date. 8-24-20 (State 8-26-20)
- 2020-26 ORDINANCE, creating the American Beach Water and Sewer District; providing for purpose and function; designating the Governing Board of District; providing for the powers and authority of the District; prescribing budgeting and financial controls;

providing reporting requirements; providing that the District shall not have the authority to acquire existing public water and wastewater utility systems; providing for codification in the Nassau County Code of Ordinances; providing for severability, conflicts, liberal construction; and, providing for an effective date. 8-24-20 (State 8-26-20)

- 2020-27 ORDINANCE, rezoning approximately 0.79 acre of real property located on the west side of US Highway 1, between Pickett Street and Danielle Lane from Open Rural (OR) to Commercial, Professional and Office (CPO); providing for findings, and, providing for an effective date. 8-24-20 (State 8-26-20)
- 2020-28 ORDINANCE, rezoning approximately 1.4 acres of real property located on the east side of Russell Road, between Russell Road and Friendly Road from Residential Single Family 2 (RS-2) to Industrial, Warehouse (IW); providing for findings; and, providing for an effective date. 9-14-20 (State 9-16-20)
- 2020-29 ORDINANCE, regarding PUD20-002, a modification to the previously approved Planned Unit Development (PUD) known as Nassau Crossing (Ordinance 2018-45), filed by Island Education Inc., Owner, and Gregory E. Matovina, Agent. Staff recommends approval. District 3. 9-28-20 (State 10-2-10)
- 2020-30 ORDINANCE, CPA20-010, Florida, amending the Future Land Use Map (FLUM) of the Comprehensive Plan; providing for the reclassification of approximately 9.98 acres of real property located on the east side of County Road 107 (Old Nassauville Road), between Hardy Allen Road and Woodbridge Parkway, from Low Density Residential (LDR) to Commercial (COM); providing for findings; and providing an effective date. Property is located on the east side of CR 107 (Old Nassauville Road), between Hardy Allen Road and Woodbridge Parkway, Fernandina Beach area. 10-20-20 (State 10/14/21)
- 2020-31 ORDINANCE, rescinding Ordinance 76-10, as amended; rescinding Ordinance 74-32, 84-14, 2002-31, 2003-41, 2003-42 and 2006-85; providing for restrictions for driving and parking in the unincorporated areas of the beaches of Nassau County; providing for regulations as

to use of the unincorporated beaches; providing for automatic review; providing for an effective date.
Beach Driving Ordinance 10-12-20 (State 10-14-20)

- 2020-32 ORDINANCE, regarding PUD application PUD20-004, filed by Lighthouse Pointe Development, owners, and Teresa L. Prince, Tomassetti & Prince, agent, modifying the previously approved Planned Unit Development (PUD), known as Lighthouse Pointe and reducing the required wetland buffer on 27 lots to conform to current State and County standards. Property is located on the east side of Grandview Manor, Yulee area. 10-12-20 (State 10-14-21)
- 2020-33 ORDINANCE, regarding Rezoning application, R20-009, filed by Progress North Florida, LLC, owner, and Jon C. Lasserre, Rogers Towers, P.A., agent for owner, rezoning approximately 9.98 from Low Density Residential (LDR) and Open Rural (OR) to Commercial (COM) and Commercial Neighborhood (CN). Property is located between Hardy Allen Road and Woodbridge Parkway, Fernandina Beach area. 10-12-20 (State 10-14-20)
- 2020-34 ORDINANCE, amending Ordinance 2020-26 creating the American Beach Water and Sewer District, specifically Section 5, Advisory Boards and providing an effective date. 10-28-20 (State 10-29-20)
- 2020-35 ORDINANCE, creating the **Nassau County Wrecker Ordinance**; stating intent; providing scope; providing definitions; providing for wrecker required equipment; providing wrecker operator requirements; providing maximum rates; providing requirements for storage facilities; providing general requirements for wrecker operators; providing for venue; providing severability; and providing an effective date. 11-9-20 (State 11-16-20)
- 2020-36 ORDINANCE, CPA20-004, amending the Future Land Use Map (FLUM) of the Comprehensive Plan; providing for the reclassification of approximately 437.7 acres located on the north and south side of William Burgess Boulevard, between the Robert M. Foster Justice Center and Harvester Street, from Agriculture (AGR), High Density Residential (HDR), Medium Density Residential (MDR), and Conservation 1 (CSV-1) to Transect

Districts defined in the William Burgess District Context and Connectivity Blueprint as T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone. 11-9-20 (State 11-16-20)

- 2020-37 ORDINANCE, CPA20-005, Florida, amending the 2030 Nassau County Comprehensive Plan; Amending the Transportation and Capital Improvements elements; Amending the Future Transportation Map Series; Providing for Transmittal; Providing for Severability; and Providing effective date. 11-9-20 (State 11-16-20)
- 2020-38 ORDINANCE, R20-003, rezoning of approximately 437.7 acres located on the north and south side of William Burgess Boulevard, between the Robert M. Foster Justice Center and Harvester Street, from Open Rural (OR), Commercial Judicial (CJ), and Residential Judicial (RJ) to Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-urban Zone, and T-1 Conservation Zone. 11-9-20 (State 11-16-20)
- 2020-39 CPA20-011 Amending FLUM of Comprehensive Plan to change the classification of 3.5 acres located at 451573 SR200 from Agricultural (AGR) to Commercial (COM) filed by Jason Lathrop, Artic Air. 12-14-20 (State 12-16-20)
- 2020-40 PUD19-001, the rezoning of approximately 152.4 acres located on the west side of Blackrock Road, North of SR200/A1A. from Open Rural (OR) and Residential Single Family-2 (RS-2) to a Planned Unit Development (PUD) to be known as "Blackrock Cove". Application filed by Blackrock Park, LLP and Anderson, Willyoung, Brewer and Boyett owners; and Rogers Towers, P.A., agent. District 3. 12-14-20 (State 12-16-20)

ORDINANCES 2021

- 2021-01 ORDINANCE, providing for the Restrictions for Driving and Parking in the Unincorporated Areas of the Beaches of Nassau County was adopted by the Board of County Commissioners on October 12, 2020. It has become necessary to amend Ordinance No. 2020-31, specifically to Section 1, Motorized Vehicles on the Atlantic Ocean Beaches and Section 4, Regulated Fires on the Beach. 1-11-21 (State 1-13-21)
- 2021-02 ORDINANCE, establishing the Nassau County Conservation Lands Acquisition and Management Program; providing for goals and objectives, findings, purpose and intent, and definitions; providing for the adoption of the Conservation Land Acquisition Manual; providing for the creation of the Nassau County Land Acquisition Management Trust Fund; providing a process for nominating, ranking and negotiating the acquisition of the conservation properties; providing for the creation of management plans for acquired properties; providing for the formation, duties, and composition of an advisory board; providing for conflict and severability; providing for conflict and severability; providing for inclusion in Code of Laws and Ordinances; and providing for an effective date. 1-25-21 (State 2-1-21)
- 2021-03 ORDINANCE, amending Article XIV - Construction Board of Adjustments and Appeals, specifically Section 7-226 Title, Section 7-227 Purpose and Section 7-229(a) Appeals to reference the unsafe building abatement Ordinance 2019-15 and remove the standard housing code; providing an effective date. 3-8-21 (State 3-9-21)
- 2021-04 ORDINANCE, amending Article 5, Section 5.07(B), Site Development Plan Review, Development Review Committee adding a School Board Representative and Section 5.07(C), submission requirements adding school bus and child pick-up areas; providing an effective date. 4-15-21 (state (4/15/21)
- 2021-05 ORDINANCE, amending Article 9A of the Land Development Code (LDC), Residential Single-Family - American Beach: RS-2AB, specifically to clarify intent, add a maximum width lot coverage requirement, revise beach side front and side yard setbacks, correct a scrivener's error, reduce the maximum lot coverage

requirements, establish a maximum garage door height, clarify parking requirements, and delete duplicative lot coverage requirements; Amending Article 12A of the LDC, Residential, General 1 - American Beach: RG-1AB, specifically to clarify intent, clarify permitted uses and structures on Gregg Street, add a maximum lot width requirement, establish a maximum garage door height, delete density requirements, clarify parking requirements, delete duplicative lot coverage requirements; providing for findings; providing for severability; and providing an effective date. 4-26-21 (State 4-29-21)

- 2021-06 ORDINANCE, amending the Future Land Use Map (FLUM) of the Comprehensive Plan; providing for the reclassification of approximately 114.86 acres of real property located on the south side of William Burgess Boulevard, between Harvester Street and I-95 from Agriculture (AGR) to Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-3 Sub-Urban Zone, and T-1 Conservation Zone; adopting a Unified Development Plan; providing for findings; and providing an effective date. 4-26-21 (State 4-29-21)
- 2021-07 ORDINANCE, rezoning approximately 114.86 acres of real property located at the south end of William Burgess Boulevard, between Harvester Street and I-95, from Open Rural (OR) to Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-3 Sub-Urban Zone, and T-1 Conservation Zone; providing for findings; and providing an effective date. 4-26-21 (State 4-29-21)
- 2021-08 ORDINANCE, amending Article 6 of the LDC, General Regulation; to add Section 6/04, Building and Structure Height Calculation; amending Article 9 of the LDC, Resident Single-Family (RS-1 & RS-2); specifically Section 9.07, special requirement (Building Heights in the unincorporated areas of Amelia Island). 6-14-21 (State 6/17/21)
- 2021-09 ORDINANCE, amending Ordinance 2020-25, Section 18-11, Electric Bicycle Restriction Ordinance, specifically amending section 18-11(C), creating a sub-paragraph to allow Class 1/Personal assist electric bicycles, Class II/Personal assist Electric Bicycles and Class

III/Personal Assist Electric Bicycles, adding a speed limit and creating a section to provide for a criminal penalty. 6-28-21 (State 7/9/21)

- 2021-10 ORDINANCE, establishing the Liberty Cove Community Development district pursuant to Chapter 190, F.S.; naming the district; describing the external boundaries of the district; describing functions and powers of the district; designating persons to serve as the initial members of the district's board of supervisors. 6-28-21 (State 7-2-21)
- 2021-11 ORDINANCE, amending Article 5, Section 5.07(B), Site Development Plan Review, Development Review Committee adding a provision for an architectural or Design Review Board; providing an effective date. 7-12-21 (State 7/15/21)
- 2021-12 ORDINANCE, amending Article 37 of the Land Development Code, Natural Resource Protection; specifically rescinding the current section 37.02, unincorporated Amelia Island Tree Protection and Replacement, creating the Nassau County-Amelia Island Tree Commission, creating the Amelia Island Tree Fund, providing for the Amelia Island Tree Planting Program, setting minimum tree preservation and replacement standards, defining a specimen tree; amending Article 32 of the Land Development Code, definitions; providing for penalty; providing for enforcement; providing for severability; providing for codification; and providing an effective date. 8-9-21 (State 8-17-21)
- 2021-13 ORDINANCE, Rezoning approximately 53.88 acres of real property located on the north side of Roses Bluff, between Brooker Road and Haven Road, from Open Rural (OR) to a Planned Unit Development (PUD) to be known as "Sandy Bluff." Providing for findings; and providing an effective date. 8-9-21 (State 8-17-21)
- 2021-14 ORDINANCE, Repealing Article VII - East Nassau Community Planning Area (ENCPA) Recreation Municipal Service Taxing Unit, Section 30-151 through Section 30-155 of the Code of Nassau County in its entirety; Making Certain Legislative Findings; Providing an Effective Date. 8-23-21 (State 8-25-21)

- 2021-15 ORDINANCE, Amending Article I, Section 4-3, Distance Restrictions for Certain Land Uses and Hours of Sale of Alcoholic and Intoxicating Beverages; Providing an Effective Date. 8-23-21 (State 8-25-21)
- 2021-16 ORDINANCE, to Modify the Previously Approved Planned Unit Development (PUD) Known as Three Rivers (Adopted in Ord. 2006-68, Amended in Ord. 2019-03), Amending the Preliminary Development Plan; Amending the PUD Conditions Sections 1.0-8.0; Re-naming this PUD as "Tributary"; Amending the Land Use Summary and Phasing Table, Amending Community Development Standards; Adding a New Section 5.9- Boat / Watercraft / Recreational Vehicle Storage; and Amending Environmental Quality Standards; Providing for Findings; and Providing an Effective Date. 8-23-21 (State 8-25-21)
Scrivener's errors corrections in Ordinance 2021-19.
- 2021-17 ORDINANCE, Regarding Mobility Fees within the East Nassau Community Planning Area; Amending Section 29-171 of the Nassau County Code of Ordinance Regarding Findings and Declaration of Necessity; Amending Section 29-172 of the Nassau County Code of Ordinances Regarding Definitions; Amending Section 29-173 of the Nassau County Code of Ordinances regarding ENCPA Mobility Network Fund; Providing for Notice of Network Fund; Providing for Severability and Codification; and Providing an Effective Date. 10-25-2021 (State 11-2-21)
- 2021-18 ORDINANCE, Amending Ordinance 2020-31, Providing for Restrictions for Driving and Parking in the Unincorporated Areas of the Beaches of Nassau County and Providing for Regulations ass to Use of the Unincorporated Beaches, Specifically Section 1(6) and Section 2(2) Amending the Dates for Establishing Rules and Regulations for Beach Driving and Beach Camping from November 1st of Each Year Through April 30th of Each Year; Providing for an Effective Date. 9-13-21 (State 9-16-21)
- 2021-19 ORDINANCE, correcting Scrivener's Errors in Exhibit "C" of Ordinance 2021-16, which amended Ordinance Nos. 2006-68 and 2019-03, known as the Tributary Planned Unit Development (PUD); specifically correcting

Section 5.2, Design Standards, for Multi-Family A and Multi-Family B; providing for an effective date. 9-27-21 (State 10-1-21)

- 2021-20 ORDINANCE, amending Ordinance 2021-08, specifically, Article 6 of the Land Development Code (LDC), General Regulations, to revise Section 6.04, Building and Structure Height Calculation; amending Article 13 of the LDC, Residential General-2 (RG-2), to revise Section 13.06(A), Building Restrictions; amending Article 16 of the LDC, COMMERCIAL, GENERAL (CG), to revise Section 16.07(D), Building Restrictions; amending Article 17 of the LDC, Commercial Intensive (CI), to revise Section 17.07(D), Building Restrictions; amending Article 19 of the LDC, Commercial, Professional Office (CPO), to revise Section 19.06(B), Building Restrictions; amending Article 20 of the LDC, Industrial Warehouse (IW), to remove Section 20.07(C), Building Restrictions; amending Article 21 of the LDC, Industrial Heavy (IH), to remove Section 21.07(C), Building Restrictions; amending Article 22 of the LDC, Open Rural (OR), to remove Section 22.06(C), Building Restrictions; amending Article 23 of the LDC, Government/Public Use (GPU), to revise Section 23.06(C), Building Restrictions; amending Article 32 of the LDC, Definitions, to revise definitions for Grade; amending Article 29 of the LDC, Nonconforming Lots, Uses, and Structures, to revise Section 29.06(B), Destruction of Nonconforming Use; providing for findings; providing for severability; and providing an effective date. 9-27-21 (State 10-1-21)
- 2021-21 ORDINANCE, Amending the 2030 Comprehensive Plan to add a new Property Rights Elements with a statement of property rights; providing for transmittal; providing for severability; and providing an effective date. 10-11-21
- 2021-22 ORDINANCE, correcting a Scrivener's Error in Ordinance 2021-12, which amended Article 37 of the LDC, Natural Resource Protection; Rescinded Section 37.02, Native Canopy Tree Protection; Created New Section 37.02; Unincorporated Amelia Island Tree Protection, and Replacement; and amended Article 32, Definitions; providing an effective date. 10-20-21 (State 10-25-21)

- 2021-23 ORDINANCE, Amending the Code of Ordinances, Chapter 10
 ½ Floodplain Management, to provide criteria for
 accessory structures and agricultural structures in
 flood hazard areas; to specify elevation of
 manufactured homes in flood hazard areas; providing
 for applicability and severability; and providing for
 an effective date. 10-25-2021 (State 10-29-21)
- 2021-24 ORDINANCE, regarding Mobility Fees; amending Nassau
 County Ordinance No. 2014-16, the Mobility Fee
 Ordinance; amending Section 1.01 of Nassau County
 Ordinance No. 2014-16 to adopt updated definitions;
 amending Section 1.03 of Nassau County Ordinance No.
 2014-16 to adopt updated legislative findings;
 amending Section 1.04 of Nassau County Ordinance No.
 2014-16 to adopt an updated Mobility Fee study;
 amending Section 2.01 of Nassau County Ordinance No.
 2014-16 to adopt updated Mobility Fee rates; providing
 for Notice of Mobility Fee rates; providing for
 severability and codification; and providing an
 effective date. 10-25-2021 (State 11-1-21)
- 2021-25 ORDINANCE, Rezoning R21-009 approximately 3.44 acres
 of real property located on the east side of US 17,
 between Jake Carlton Road and D. Mobley Drive, from
 Commercial Intensive (CI) and Residential Single
 Family 2 (RS-2) to Commercial General (CG); providing
 for findings; and providing an effective date. 11-8-21
 (State 11-12-21)
- 2021-26 ORDINANCE, rezoning R21-003 of approximately 226 acres
 of real property located on Pages Dairy Road, between
 Ellis Estates Landing Road and Felmor Road, from Open
 Rural (OR) to Residential Single Family 2 (RS-2);
 providing for findings; and providing for an effective
 date. 11-8-21 (State 11-10-21)
- 2021-27 ORDINANCE, Rezoning R21-004 approximately 67.32 acres
 of real property located on Pages Dairy Road, between
 Ellis Estates Landing Road and Felmor Road, from Open
 Rural (OR) to Residential Single Family 2 (RS-2);
 providing for findings; and providing an effective
 date. 11-8-21 (State 11-10-21)
- 2021-28 ORDINANCE, Amending, Revising, And Replacing
 Identified Portions Of The Nassau County Comprehensive
 Plan 2010-2030, As Adopted By The Board Of County

Commissioners In Nassau County Ordinance 2010-11, As Amended; Providing Findings, Purpose, And Intent; Amending Policy Ros.01.03 Of The Nassau County Comprehensive Plan 2010-2030 Recreation And Open Space Element Concerning Definitions Of Neighborhood, Community, And Regional Parks; Amending Policy Ros.01.04 Of The Nassau County Comprehensive Plan 2010-2030 Recreation And Open Space Element To Revise The Parks And Recreational Facilities Level Of Service Standards; Creating A New Policy Ros.01.05 Of The Nassau County Comprehensive Plan 2010-2030 Recreation And Open Space Element To Establish Minimum Design Standard For Regional Parks; Amending And Renumbering Policy Ros.01.05 Of The Nassau County Comprehensive Plan 2010-2030 Recreation And Open Space Element To Establish Level Of Services Standards For Neighborhood Parks; Creating A New Policy Ros.01.07 Of The Nassau County Comprehensive Plan 2010-2030 Recreation And Open Space Element To Establish Minimum Design Standard For Neighborhood Parks And Deleting The Existing Policy Ros.01.07; Amending Policy Ros.01.09 Of The Nassau County Comprehensive Plan 2010-2030 Recreation And Open Space Element To Provide Land Dedications For Regional Parks; Deleting Policy Ros.01.15 Of The Nassau County Comprehensive Plan 2010-2030 Recreation And Open Space Element Relating To Park Land Dedications; Amending Policy Flu.01.02 And Flu.01.05 Of The Nassau County Comprehensive Plan 2010-2030 Future Land Use Element To Eliminate Level Of Service Requirements For Recreation Facilities; Creating A New Policy Stm.01.06 Of The Nassau County Comprehensive Plan 2010-2030 Public Facilities Element To Encourage Joint Stormwater And Park Facilities; Providing Applicability; Providing Severability And For Filing; And Providing An Effective Date. 12-13-21 (State 12-16-21)

2021-29 ORDINANCE, Amending Chapter 29 Of The County Code Of Ordinances, Subdivision And Development Review, Section 29-46, Public Uses; Providing For Recreational Standards For New Development; Providing For Design Standards For Community, Regional, And Neighborhood Parks; Providing For Construction Of Trails Designated As Future Facilities On The County Future Transportation Map Series; Providing For Severability; Providing For Codification; And Providing An Effective Date. 12-13-21 (State 12-16-21)

2021-30 ORDINANCE, Amending Chapter 34 Of The County Code Of Ordinances, Comprehensive Impact Fee Ordinance; Amending Section 34-21, Definitions Applicable To Park And Recreational Facilities Impact Fees; Amending Section 34-22, Legislative Findings Applicable To Park And Recreational Facilities Impact Fees; Amending Section 34-23, Imposition Of Park And Recreational Facilities Impact Fees; Amending Section 34-24, Use Of Monies; Providing For Application; Providing For Severability; Providing For Codification; And Providing An Effective Date. 12-13-21 (State 12-16-21)