

ORDINANCE 2025-027

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 1.56 ACRES OF REAL PROPERTY LOCATED ON US HIGHWAY 1, SOUTH OF ROBERTS ROAD, NORTH OF COLSON ROAD, FROM RESIDENTIAL MIXED (RM) TO COMMERCIAL INTENSIVE (CI); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated April 7, 2025, and deemed complete May 8, 2025, in addition to supporting documents and statements of the applicant(s), which are part of application R25-001, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163, Florida Statutes and the Nassau County Land Development Code; and

WHEREAS, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

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

SECTION 1. FINDINGS

The rezoning is based on the following Findings of Fact:

- a) FATMAN, LLC is the owner(s) of one parcel comprising approximately 1.56 acres identified as Tax Parcel No. 51-2N-25-0000-0009-0000, by virtue of Deed recorded in O.R. Book 1435, Page 1065 & O.R. Book 421, Page 797 of the Public Records of Nassau County, Florida.
- b) Jimmy L. and Carol T. Higginbotham are authorized to file Application R25-001 to rezone the land described herein on behalf of FATMAN, LLC.
- c) The rezoning to Commercial Intensive (CI) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Commercial Intensive (CI) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial (COM).

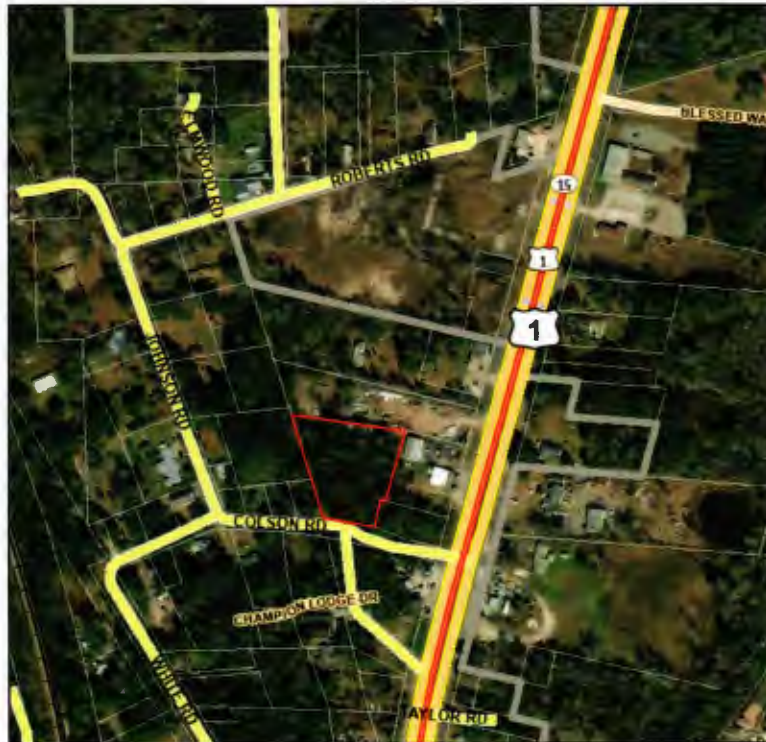
SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Commercial Intensive (CI) upon the effective date of the ordinance. The Planning Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION

The land reclassified by this Ordinance is owned by FATMAN, LLC. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 51-2N-25-0000-0009-0000



LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 51(F.P. SANCHEZ GRANT), TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA. COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 51, BEING A FOUND OLD IRON CV AXLE; THENCE S 15°00'00" E (BEARING BASIS FOR THIS DEED, PER DEED OFFICIAL RECORD BOOK 421, PAGE 797 AND OFFICIAL RECORD BOOK 1435, PAGE 1065, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE) ALONG THE WESTERLY LINE OF SAID SECTION 51, A DISTANCE OF 897.00 FEET (DEED) 894.38 FEET (MEASURED) TO A FOUND 1/2 INCH REBAR, NO CAP AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COLSON ROAD (NO RIGHT OF WAY WIDTH GIVEN PER DEED); THENCE S 83°50'00" E ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.36 FEET (MEASURED) TO A FOUND 1/2 INCH REBAR, NO CAP AT A POINT ON THE EASTERLY RIGHT OF WAY OF AN EXISTING ROADWAY (HAVING A 30 FOOT RIGHT OF WAY PER DEED, OFFICIAL RECORD BOOK 310, PAGE 08 AND OFFICIAL RECORD BOOK 557, PAGE 391, RECORDED IN THE AFORESAID PUBLIC RECORDS) AND ALSO BEING THE POINT OF BEGINNING; THENCE S 72°53'54" E ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COLSON ROAD, A DISTANCE OF 128.19 FEET (MEASURED) TO A POINT ON THE WESTERLY LINE OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 106, PAGE 266, RECORDED IN THE AFORESAID PUBLIC RECORDS, BEING A SET 5/8 INCH REBAR AND CAP, PLS 5712; THENCE N 17°22'22" E ALONG THE AFORESAID WESTERLY LINE, A DISTANCE OF 78.01 FEET (DEED AND MEASURED) TO THE NORTHWEST CORNER OF THE AFORESAID PROPERTY, BEING A SET 5/8 INCH REBAR AND CAP, PLS 5712; THENCE S 76°43'01" E ALONG THE NORTHERLY LINE OF THE AFORESAID PROPERTY, A DISTANCE OF 13.00 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT THE SOUTHWEST CORNER OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 367, PAGE 721, RECORDED IN THE AFORESAID PUBLIC RECORDS; THENCE N 72°23'30" E (MEASURED) ALONG THE WESTERLY LINE OF THE AFORESAID PROPERTY, A DISTANCE OF 210.00 FEET (DEED AND MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT THE NORTHWEST CORNER OF THE AFORESAID PROPERTY AND ALSO BEING A POINT ON THE SOUTHERLY LINE OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 433, PAGE 690, RECORDED IN THE AFORESAID PUBLIC RECORDS; THENCE N 84°20'58" W (MEASURED) ALONG THE AFORESAID SOUTHERLY LINE, A DISTANCE OF 300.00 FEET (DEED) 293.14 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN EXISTING 30 FOOT ROADWAY AFOREMENTIONED; THENCE S 15°00'00" E ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 272.31 FEET (MEASURED) TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES MORE OR LESS

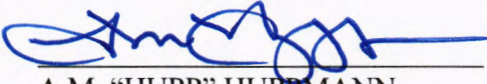
SECTION 4. EFFECTIVE DATE

(A) This ordinance shall be effective sixty-one (61) days after adoption in conjunction with Ordinance No. 2025-001. If Ordinance No. 2025-001 is timely challenged, this ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining Ordinance No. 2025-001 to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

ADOPTED THIS 28th DAY OF July, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



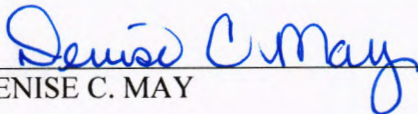
A.M. "HUPP" HUPPMANN
Chairman

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



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. 2025-027, which was filed in this office on July 31, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp