

ORDINANCE 2025-031

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 1.01 ACRES OF REAL PROPERTY LOCATED AT US HIGHWAY 1 AND THE NORTH SIDE OF CHARWOOD DR., FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL SINGLE-FAMILY (RS-1); 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 May 28, 2025 and deemed complete June 18, 2025, in addition to supporting documents and statements of the applicant(s), which are part of application R25-002 as approved by the Board of County Commissioner, 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) Caleb Macabitas and Dustin Holloway are the owners of one parcel comprising of approximately 1.01 acres identified as Tax Parcel No. 04-1N-25-2755-0021-0000 by virtue of Deed recorded in O.R. Book 2780, Page 1451 of the Public Records of Nassau County, Florida.
- b) Caleb Macabitas and Dustin Holloway have authorized Jimmy Higginbotham to file Application R25-002 to rezone the land described herein.
- c) The rezoning to RS-1 is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The RS-1 zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Low-Density Residential (LDR).

SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as RS-1 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 Caleb Macabitas and Dustin Holloway and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 04-1N-25-2755-0021-0000



LEGAL DESCRIPTION:

Lot 21, CHARWOOD ESTATES, as per plat thereof, recorded in Plat Book 4, Page 65, of the Public Records of Nassau County, Florida.

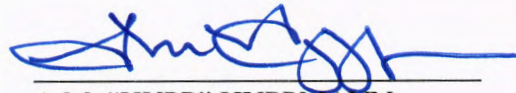
SECTION 4. EFFECTIVE DATE

(A) This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2025-32. If Ordinance No. 2025-32 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. 2025-32 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.

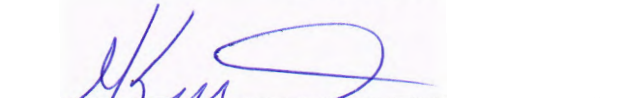
ADOPTED THIS 8th DAY OF September, 2025, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



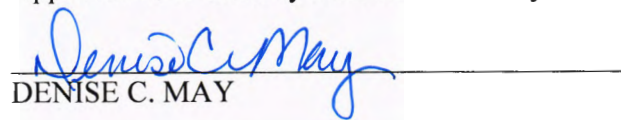
A.M. "HUPP" HUPPMANN
Chairman

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



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 12, 2025

Mitch L. Keiter
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Dear Mitch L. Keiter:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2025-031, which was filed in this office on September 11, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp