

ORDINANCE 2025-032

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 1.01 ACRES OF REAL PROPERTY LOCATED AT US HIGHWAY 1 AND THE NORTH SIDE OF CHARWOOD DR., FROM COMMERCIAL (COM) TO LOW-DENSITY RESIDENTIAL (LDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Nassau County Board of County Commissioners is empowered to adopt Ordinances pursuant to Chapter 125.66, Florida Statutes; and

WHEREAS, Chapter 163, Part II, Florida Statutes, the Community Planning Act (the “Act”), empowers and requires the Nassau County Board of County Commissioners to: (a) plan for the County’s future development and growth; (b) adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations or elements thereof; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, the Nassau County Planning and Zoning Board has been established and designated as the Local Planning Agency (“LPA”) for unincorporated Nassau County, Florida, pursuant to Section 163.3174, Florida Statutes; and

WHEREAS, the LPA and the Board have in the preparation of the amendments to the Nassau County Comprehensive Plan 2010-2030 performed or caused to be performed the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings as necessary, and have effectively provided for public participation, notice, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, communication programs, information services, considerations of, and response to, public and official comments; 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.

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

SECTION 1. FINDINGS.

The FLUM amendment is based upon the following Findings of Fact:

- a) The FLUM amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- b) Caleb Macabitas and Dustin Holloway are the owners of one parcel comprising 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.
- c) Caleb Macabitas and Dustin Holloway have authorized Jimmy Higginbotham to file Application CPA25-005 to change the Future Land Use Map classification of the land described herein.
- d) Caleb Macabitas and Dustin Holloway have not been granted a change of Future Land Use Map designation on the subject property within the previous twelve (12) months.
- e) The FLUM amendment is consistent with the applicable sections of the Nassau County Land Development Code and Comprehensive Plan.
- f) The FLUM complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policy FL.01.04.

Upon consideration of the application, supporting documents, staff analysis, the recommendation of the Planning and Zoning Board, and public comments received at the public hearing for application CPA25-005, the Commission finds that the reclassification is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) to Low-Density Residential (LDR) on the Future Land Use Map of Nassau County. The Planning Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

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 number(s), graphic illustration, and legal description:

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



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

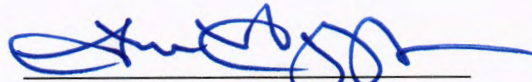
SECTION 4. EFFECTIVE DATE.

(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies Nassau County that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment 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.

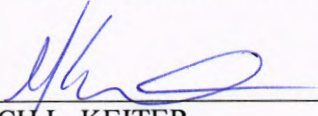
ADOPTED THIS 8th DAY OF September, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



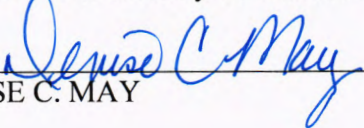
A.M. "HUPP" HUPPMANN
Chairman

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. 2025-032, which was filed in this office on September 11, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp