

ORDINANCE 2025-033

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 1.05 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF PAGES DAIRY ROAD BETWEEN US 17 AND PALMETTO STREET, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM); 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 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) Bruce Palmer LLC is the owner of one parcel comprising of 1.05 acres identified as Tax Parcel No. 51-3N-27-0000-0018-0000 by virtue of Deed recorded in O.R. Book 2614, Page 817 of the Public Records of Nassau County, Florida.
- c) The Nassau County Planning Department is authorized to file Application CPA25-009 to change the FLUM classification of the land described herein.
- d) Bruce Palmer LLC has not been granted a change of FLUM 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 Nassau County Planning and Zoning Board, and public comments received at the public hearing for application CPA25-009, 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 MDR to COM on the FLUM of Nassau County. The Planning Department is hereby authorized to amend the FLUM 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 Bruce Palmer LLC and is identified by the following tax identification number(s), graphic illustration, and legal description:

Parcel # 51-3N-27-0000-0018-0000



LEGAL DESCRIPTION:

All that certain Lot, Piece or Parcel of land situate, lying and being in Section 51, Township 3 North, Range 27 East, Nassau County, Florida and being further described by metes and bounds as follows: For a Point of Reference start at the Point of Beginning of the North Yulee Subdivision as recorded in Plat Book 2 on Page 26 of the Public Records of Nassau County, Florida; thence go South 46 degrees 05 minutes East for 48.01 feet to a Concrete Permanent Reference Mark (right of way mark of State Road Department); thence go at right angles, across U.S. Highway No. 17, for 75 feet to another Permanent Reference monument of State Road Department; thence go North 46 degrees 05 minutes West for 13.4 feet to iron at Easterly intersection of U.S. Highway No. 17 and the Old Fernandina Road; thence go North 43 degrees 12 minutes East, along Southeast side of Old Fernandina Road for 225 feet to an iron for a Point of Beginning; thence continue same bearing along, Southeast side of said road for 268.2 feet to an iron; thence go South 26 degrees 07 minutes East for 200 feet to an iron; thence go South 43 degrees 12 minutes West for 200.6 feet to iron; thence go North 46 degrees 05 minutes West for 185.5 feet to the iron at the Point of Beginning. Attached hereto and made a part of this agreement is a plat of the survey of the land described in Deed Book 196 on Page 420 of Public Records of said Nassau County, Florida, the above description being the middle lot of the survey shown on the plat.

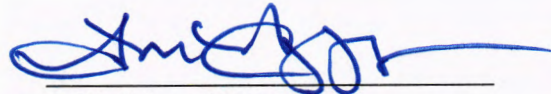
SECTION 4. EFFECTIVE DATE.

(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days pursuant to Ch. 163, Florida Statutes. 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.

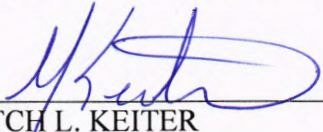
ADOPTED THIS 25th DAY OF August, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



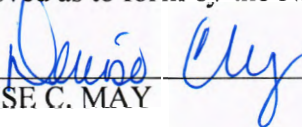
A.M. "Hupp" Huppmann
Chairman

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 2, 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. 2025-033, which was filed in this office on September 2, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

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