

**ORDINANCE 2025-040**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 18.37 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US HWY 17, SOUTH OF SR 200, FROM COMMERCIAL (COM) AND 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) FKP, LTD is/are the owner(s) of one parcel comprising 18.37 acres identified as Tax Parcel No. 42-2N-27-0000-0002-0010 by virtue of Deed recorded in O.R. Book 1260, Page 1359 of the Public Records of Nassau County, Florida.
- c) The Nassau County Planning Department is authorized to file Application CPA25-007 to change the Future Land Use Map classification of the land described herein.
- d) FKP, LTD has 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 CPA25-007, 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) and Medium Density Residential (MDR) to Commercial (COM) 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 FKP, LTD and is identified by the following tax identification number(s), graphic illustration, and legal description:

Parcel # 42-2N-27-0000-0002-0010



# LEGAL DESCRIPTION:

## Exhibit "A"

ALL OF LOT 6, THE EAST ¼ OF LOT 7, AND A PORTION OF LOT 13, AS SHOWN ON PLAT NO. 1 EAST YULEE, AS RECORDED IN PLAT BOOK 2, PAGE 29 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, SAID NASSAU COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200/ STATE HIGHWAY A-1-A (A VARIABLE WIDTH R/W) WITH THE WESTERLY RIGHT OF WAY LINE OF PINWOOD DRIVE (A 60 FOOT RIGHT OF WAY) AND RUN SOUTH 02° 06' 03" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF PINWOOD DRIVE, A DISTANCE OF 236.36 FEET TO AN ANGLE POINT; THENCE SOUTH 01° 04' 16" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 659.38 FEET; THENCE NORTH 89° 28' 31" WEST, A DISTANCE OF 32.32 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RIGHT OF WAY OF THE FERNANDINA AND JACKSONVILLE RAILROAD; THENCE SOUTH 05° 54' 45" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD RIGHT OF WAY, A DISTANCE OF 383.00 FEET; THENCE NORTH 89° 28' 31" EAST, A DISTANCE OF 137.80 FEET; THENCE NORTH 00° 55' 42" WEST, A DISTANCE OF 49.99 FEET; THENCE NORTH 88° 53' 01" EAST, A DISTANCE OF 406.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RIGHT OF WAY OF THE A. T. & T. COMPANY; THENCE SOUTH 13° 01' 18" EAST, ALONG LAST MENTIONED ABANDONED EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,253.18 FEET; THENCE SOUTH 81° 45' 26" WEST ALONG THE SOUTHERLY SIDE OF A VACATED 30 FOOT STRIP OF PREVIOUSLY DEDICATED RIGHT OF WAY FOR STEVENS ROAD, A DISTANCE OF 369.53 FEET TO THE SOUTHEASTERLY CORNER OF LANDS RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 398, PAGE 550; THENCE NORTH 08° 12' 03" WEST, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 398, PAGE 550, TO AND ALONG THE EASTERLY LINE OF LANDS RECORDED IN SAID OFFICIAL RECORDS IN BOOK 457, PAGE 413, A DISTANCE OF

663.00 FEET TO THE NORTHEASTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 457, PAGE 413; THENCE SOUTH  $81^{\circ} 45' 26''$  WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 457, PAGE 413, A DISTANCE OF 600.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 17 (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH  $08^{\circ} 12' 03''$  WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 638.05 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF LANDS RECORDED IN SAID OFFICIAL RECORDS IN BOOK 892, PAGE 422; THENCE NORTH  $85^{\circ} 42' 20''$  EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 892, PAGE 422, A DISTANCE OF 260.85 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH  $05^{\circ} 51' 45''$  EAST, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 892, PAGE 422, TO AND ALONG THE EASTERLY LINE OF LANDS RECORDED IN SAID OFFICIAL RECORDS IN BOOK 569, PAGE 750, A DISTANCE OF 372.10 FEET TO THE NORTHERLY CORNER OF SAID OFFICIAL RECORDS BOOK 569, PAGE 750; THENCE SOUTH  $86^{\circ} 12' 57''$  WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 332.14 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 17; RUN THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT OF WAY LINE: 1<sup>ST</sup> COURSE, NORTH  $02^{\circ} 29' 33''$  WEST, 239.49 FEET TO A POINT ON A CURVE; 2<sup>ND</sup> COURSE, RUN IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 2,374.83 FEET, AN ARC DISTANCE OF 279.78 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $14^{\circ} 01' 23''$  WEST, 279.62 FEET; 3<sup>RD</sup> COURSE, NORTH  $25^{\circ} 36' 15''$  WEST, 68.49 FEET TO A POINT AT THE MOST SOUTHERLY CORNER OF LANDS RECORDED IN SAID OFFICIAL RECORDS IN BOOK 1110, PAGE 703; RUN THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS: 1<sup>ST</sup> COURSE, NORTH  $44^{\circ} 42' 06''$  EAST, 281.48 FEET; 2<sup>ND</sup> COURSE, NORTH  $05^{\circ} 12' 51''$  EAST, 182.10 FEET TO A POINT ON THE PREVIOUSLY MENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200/A-1-A; THENCE SOUTH  $84^{\circ} 47' 09''$  EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.87 FEET TO A POINT ON A CURVE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 22,864.31 FEET, AN ARC DISTANCE OF 303.88 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $84^{\circ} 05' 54''$  EAST, 303.88 FEET.

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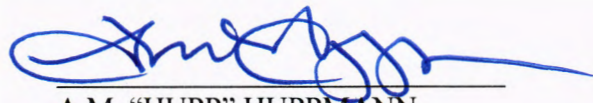
**SECTION 4. EFFECTIVE DATE.**

(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.

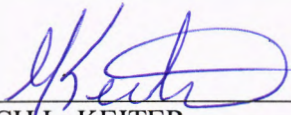
**ADOPTED THIS 22nd DAY OF September, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



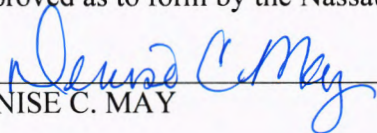
A.M. "HUPP" HUPPMANN  
Chairman

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 26, 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. 2025-040, which was filed in this office on September 25, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp