

ORDINANCE 2025-042

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.92 ACRES OF REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN SR200 AND CHESTER ROAD, FROM INDUSTRIAL (IND) 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) First Federal Bank is the owner(s) of one parcel comprising 0.92 acres identified as Tax Parcel No. 01-2N-27-0000-0001-0000 by virtue of Deed recorded in O.R. Book 1627, Page 1645 of the Public Records of Nassau County, Florida.
- c) The Nassau County Planning Department is authorized to file Application CPA25-006 to change the Future Land Use Map classification of the land described herein.
- d) First Federal Bank 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 CPA25-006, 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 Industrial (IND) 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 First Federal Bank and is identified by the following tax identification number(s), graphic illustration, and legal description:

Parcel # 01-2N-27-0000-0001-0000



LEGAL DESCRIPTION:

PARCEL A:

A PORTION OF SECTION ONE (1), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-SEVEN (27) EAST, NASSAU COUNTY, FLORIDA SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTH LINE OF THE TOWNSHIP LINE IS INTERSECTED BY THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 A (A 100.0 FOOT RIGHT OF WAY); AND RUN SOUTH 07°51' WEST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 1962.28 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 07°51' WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 118.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 50.0 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY, A CHORD DISTANCE OF 36.70 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, A-1-A (THE BEARING OF THE AFORESAID CHORD BEING SOUTH 13°40'51" EAST); RUN THENCE SOUTH 72°47'50" EAST ALONG SAID RIGHT OF WAY (A 184.0 FOOT RIGHT OF WAY), A DISTANCE OF 84.10 FEET; RUN THENCE NORTH 07°09'47" EAST, A DISTANCE OF 150.50 FEET; RUN THENCE NORTH 72°47'50" WEST, A DISTANCE OF 95.92 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF SECTION ONE (1), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-SEVEN (27) EAST, NASSAU COUNTY, FLORIDA SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTH LINE OF SAID TOWNSHIP LINE IS INTERSECTED BY THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 A (A 100.0 FOOT RIGHT OF WAY); AND RUN SOUTH 07°51' WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 1714.80 FEET; RUN THENCE SOUTH 72°47'50" EAST, A DISTANCE OF 181.10 FEET; RUN THENCE SOUTH 08°17'30" WEST, A DISTANCE OF 247.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 08°17'30" WEST, A DISTANCE OF 150.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, A-1-A (A 184.0 FOOT RIGHT OF WAY); RUN THENCE NORTH 72°47'50" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 80.25 FEET; RUN THENCE NORTH 07°09'47" EAST, A DISTANCE OF 150.50 FEET; RUN THENCE SOUTH 72°47'50" EAST, A DISTANCE OF 83.25 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AND DESCRIBED AS:

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION ONE (1), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-SEVEN (27) EAST, NASSAU COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID TOWNSHIP 2 NORTH WITH THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 200A AND/OR CHESTER ROAD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE ON SAID EASTERLY RIGHT OF WAY LINE, SOUTH 07°51'00" WEST, 1962.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 07°51'00" WEST, 118.27 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ON SAID RIGHT-OF-WAY LINE AROUND AND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A DELTA OF 43°03'50"; AN ARC DISTANCE OF 37.58 FEET (SOUTH 13°40'55" EAST, 36.70 FEET CHORD BEARING AND DISTANCE) TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 AND/OR A-1-A, A 184 FOOT RIGHT OF WAY AS NOW ESTABLISHED; SAID POINT HAVING A RADIAL BEARING OF NORTH 54°47'10" EAST; THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 72°47'50" EAST, 164.35 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 345, PAGE 572; THENCE ON SAID LINE NORTH 08°17'30" EAST, 150.01 FEET; THENCE NORTH 72°47'50" WEST, A DISTANCE OF 179.17 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 388, PAGE 409, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTH LINE OF SAID TOWNSHIP 2 NORTH IS INTERSECTED BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 A (A 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 07°51'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1886.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 07°51'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.02 FEET TO THE NORTHWEST CORNER OF PARCEL "A", AS DESCRIBED IN OFFICIAL RECORD BOOK 716, PAGE 653, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 72°44'27" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 95.92 FEET TO THE NORTHWEST CORNER OF PARCEL "B", AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 716, PAGE 653; THENCE CONTINUE SOUTH 72°44'27" EAST, ALONG THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 83.25 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 08°17'30" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 388, PAGE 409, A DISTANCE OF 75.92 FEET; THENCE NORTH 72°44'27" WEST, ALONG A LINE 75 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES TO) SAID PARCELS "A" & "B", A DISTANCE OF 179.83 FEET TO THE POINT OF BEGINNING.

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



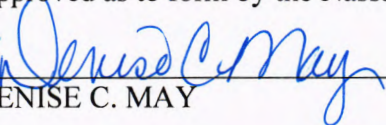
A.M. "HUPP" HUPPMANN
Chairman

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. 2025-042, which was filed in this office on September 25, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp