

**ORDINANCE 2025-043**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 4.12 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US HWY 17, SOUTH OF SR 200, FROM COMMERCIAL (COM) TO HIGH DENSITY RESIDENTIAL (HDR); 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 Future Land Use Map (FLUM) amendment is based upon the following Findings of Fact:

- a) The Future Land Use Map (FLUM) amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- b) Yulee Villas LTD is the owner of two parcels comprising of 4.12 acres identified as Tax Parcel No's. 42-2N-27-0000-0002-0230 and 42-2N-27-0000-0002-0240 by virtue of Deed recorded in O.R. Book 398, Page 551 of the Public Records of Nassau County, Florida.
- c) The Nassau County Planning Department is authorized to file Application CPA25-010 to change the Future Land Use Map (FLUM) classification of the land described herein.
- d) Yulee Villas LDT has not been granted a change of Future Land Use Map (FLUM) designation on the subject property within the previous twelve (12) months.
- e) The Future Land Use Map (FLUM) amendment is consistent with the applicable sections of the Nassau County Land Development Code and Comprehensive Plan.
- f) The Future Land Use Map (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 CPA25-010, 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 High Density Residential (HDR) on the Future Land Use Map (FLUM) of Nassau County. The Planning Department is hereby authorized to amend the Future Land Use Map (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 Yulee Villas LTD and is identified by the following tax identification number(s), graphic illustration, and legal description:

Parcel #s 42-2N-27-0000-0002-0230 and 42-2N-27-0000-0002-0240



LEGAL DESCRIPTION:

Part of the John Lowe Grant, Section 42, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows: Commence at a concrete monument found at the Southwesterly corner of that parcel of land described in Official Records Book 286, page 467, current public records of Nassau County, said point of commence lying on the Easterly right of way line of U.S. Highway No. 17 (a 75 foot right of way as now established). Run thence North 81 degrees 42 minutes East for 450 feet to the Point of Beginning; thence North 8 degrees 15 minutes 55 seconds West for 300 feet; thence North 81 degrees 42 minutes East for 150 feet; thence South 8 degrees 15 minutes 55 seconds East for 300 feet; thence South 81 degrees 42 minutes West 150 feet to the Point of Beginning.

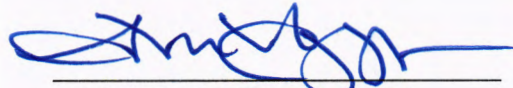
**SECTION 4. EFFECTIVE DATE.**

(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.

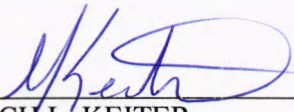
**ADOPTED THIS 22nd DAY OF September, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



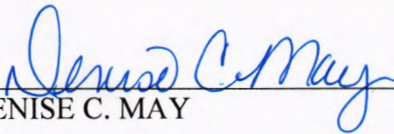
A.M. "HUPP" HUPPMANN  
Chairman

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