

ORDINANCE 2023 - 002

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 2.15 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF KOEN LANE, BETWEEN US 17 AND GOODBREAD ROAD, FROM LOW DENSITY RESIDENTIAL (LDR) AND COMMERCIAL (COM) TO COMMERCIAL (COM); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, M&M Property Florida LLC is the owner of one parcel comprising 2.15 acres identified as Tax Parcel No. 50-3N-27-4720-0072-0000 by virtue of Deed recorded at O.R. 2302, page 1767 of the Public Records of Nassau County, Florida; and

WHEREAS, M&M Property Florida LLC has authorized Gillette & Associates Inc. to file Application CPA22-006 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, M&M Property Florida LLC has not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

WHEREAS, the Nassau County Planning and Zoning Board, after due public notice conducted a public hearing on December 6, 2022 and voted to recommend approval of CPA22-006 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that the reclassification is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the Board of County Commissioners held a public hearing on January 9, 2023; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 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 complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policy FL.01.04.

SECTION 2. PROPERTY RECLASSIFIED.

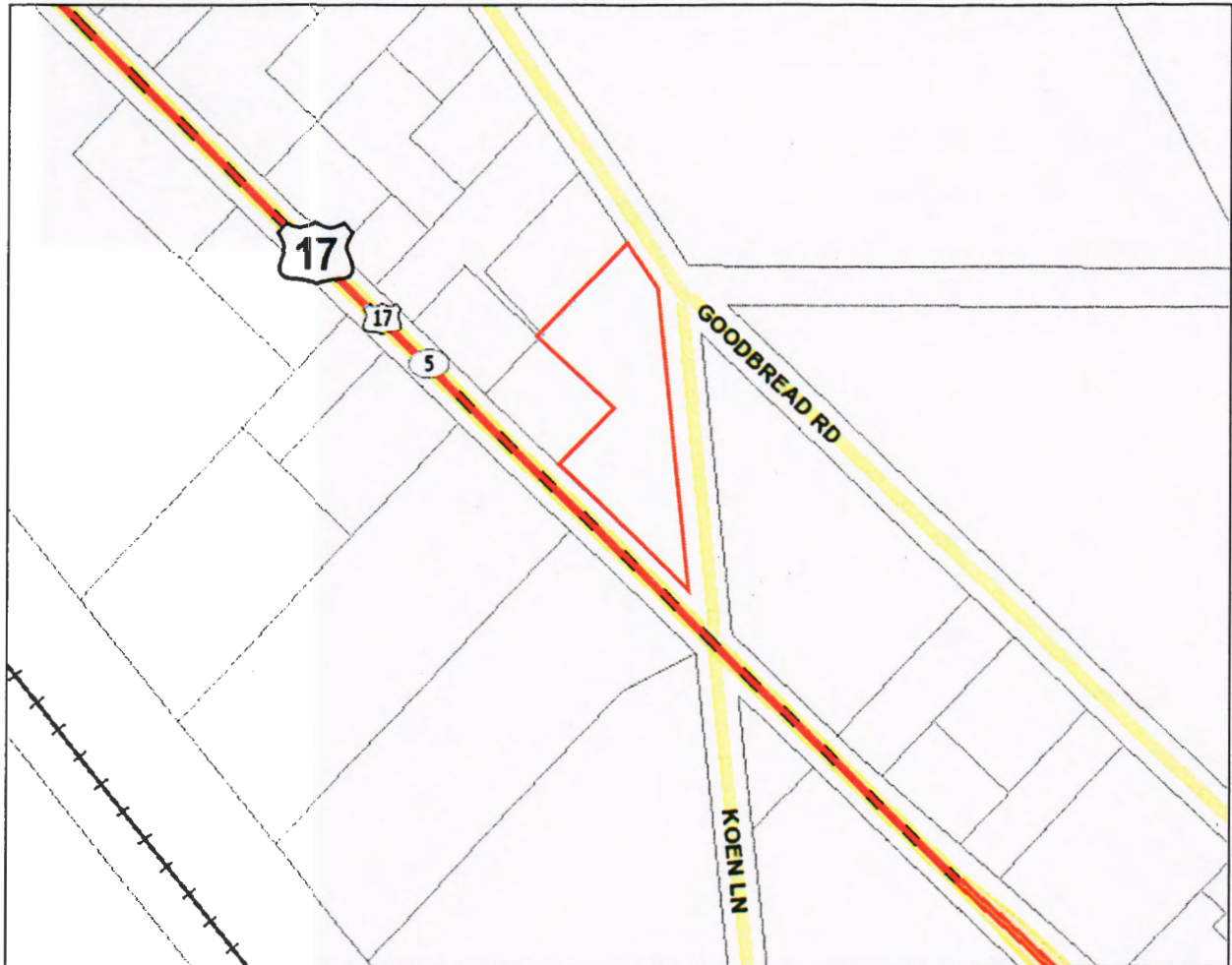
The real property described in Section 3 is reclassified from Low Density Residential (LDR) and Commercial (COM) to Commercial (COM) on the Future Land Use Map of Nassau

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 M&M Property Florida LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 50-3N-27-4720-0072-0000



LEGAL DESCRIPTION

LOTS 72, 73, 74, AND 93, NORTH YULEE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

SECTION 4. EFFECTIVE DATE.

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

ADOPTED THIS 9th DAY OF JANUARY, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



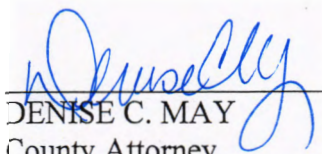
KLYNT A. FARMER
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:



DENISE C. MAY
County Attorney



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

January 18, 2023

Honorable John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Attention: Melissa Lucey

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2023-002, which was filed in this office on January 17, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/rra

Melissa Lucey

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Thursday, January 19, 2023 2:03 PM
To: Melissa Lucey
Subject: *EXTERNAL*: RE: Nassau County, FL Code of Ordinances - 1970(11325)

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have received your files.

Thank you and have a nice day.

Ords Administrator
Municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to Municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

SVj (she/her/hers)

Production Support Specialist Supplement Department • **CivicPlus**
civicplus.com



Powering and Empowering Local Governments

From: Melissa Lucey <mlucey@nassauclerk.com>
Sent: Tuesday, January 17, 2023 1:23 PM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Ordinance 2023-001, 2023-002, 2023-003 and 2023-004

Gentlemen:

Enclosed please find a certified copies of Ordinance No. 2023-001, 2023-002, 2023-003 and 2023-004 adopted by the Nassau County Board of County Commissioners in Regular Session on January 9, 2023.

Please include these Ordinances in the supplement. Thank you for your assistance in this matter.

On behalf of John. A. Crawford, Ex-Officio Clerk.

Thank you,
Melissa Lucey
Administrative Records Specialist II
Nassau County Clerk of the Circuit Court/Comptroller