

**ORDINANCE 2023 - 007**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.48 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF DRURY ROAD, BETWEEN SADLER ROAD AND NICKELSON AVENUE, FROM COMMERCIAL (COM) TO MEDIUM DENSITY RESIDENTIAL (MDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, D & H Homes LLC is the owner of one parcel comprising 0.48 acres identified as Tax Parcel No. 00-00-30-0200-0001-0000 by virtue of Deed recorded at O.R. 2214, page 1821 of the Public Records of Nassau County, Florida; and

**WHEREAS**, D & H Homes LLC has authorized the Nassau County Planning Department to file Application CPA22-010 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, D & H Homes 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 Planning and Zoning Board, after due public notice conducted a public hearing on February 7, 2023, and voted to recommend approval of CPA22-010 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 March 27, 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 Commercial (COM) to Medium Density Residential (MDR) 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 D & H Homes LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 00-00-30-0200-0001-0000



**LEGAL DESCRIPTION**

LOT 1, DRURY HOMES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 3 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1972 SINGLEWIDE MOBILE HOME ID # G12263FBY20136 TITLE # 9305867.

**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.

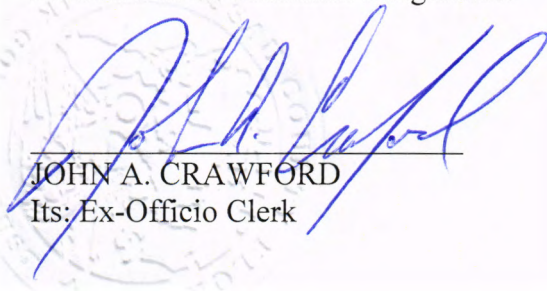
**ADOPTED THIS 27<sup>TH</sup> DAY OF MARCH 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



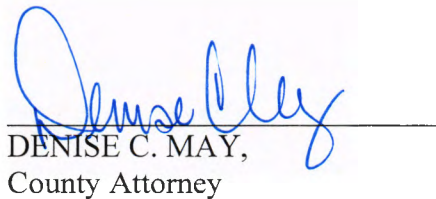
\_\_\_\_\_  
KLYNT A. FARMER  
Its: Chairman

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

April 4, 2023

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

Attention: Heather Nazworth

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. 2023-007, which was filed in this office on April 3, 2023.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh

## Heather Nazworth

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**From:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Sent:** Tuesday, April 4, 2023 1:56 PM  
**To:** Heather Nazworth  
**Subject:** \*EXTERNAL\*: RE: Nassau County, FL Code of Ordinances - 2023(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](mailto: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](mailto:Municodeords@civicplus.com). However, if WORD format is not available, we welcome any document format including PDF.

**SVj (she/her/hers)**

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Powering and Empowering Local Governments

**From:** Heather Nazworth <hnazworth@nassauclerk.com>  
**Sent:** Monday, April 3, 2023 9:40 AM  
**To:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Subject:** Ordinances 2023-007, 2023-008, and 2023-009

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2023-007, 2023-008, and 2023-009 adopted by the Nassau County Board of County Commissioners in Regular Session on March 27, 2023. **Also, please provide a confirmation email.**

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

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

Heather Nazworth  
Chief Deputy Clerk Services/BOCC/VAB  
Nassau County Clerk of the Circuit Court/Comptroller  
76347 Veterans Way, Ste. 456  
Yulee, FL 32097

Direct (904)548-4666  
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Tallahassee, FL 32316

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