

**ORDINANCE 2024-005**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 248.75 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHSIDE OF US HWY 90, ADJACENT TO THE BAKER COUNTY LINE, FROM OPEN RURAL (OR) AND COMMERCIAL, GENERAL (CG) TO INDUSTRIAL, WAREHOUSE (IW); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the development of the lands within this rezoning shall proceed in accordance with the application, dated December 7, 2023 and deemed complete January 25, 2024, in addition to supporting documents and statements of the applicant(s), which are part of application R24-001, as approved by the Board of County Commissioner, and incorporated by reference into and made part hereof; 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; and

**WHEREAS**, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

**SECTION 1. FINDINGS**

The rezoning is based on the following Findings of Fact:

- a) 301 Capital Partners LLC is the owner of two parcels comprising approximately 248.75 acres identified as Tax Parcel No. 30-2S-23-0000-0002-0000, 29-2S-23-0000-0002-0000, by virtue of Deed recorded in O.R. Book 2153, Page 153 of the Public Records of Nassau County, Florida.
- b) 301 Capital Partners LLC has authorized Brad Wester to file Application R24-001 to rezone the land described herein.
- c) The rezoning to Industrial, Warehouse (IW) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Industrial, Warehouse (IW) zoning complies with the underlying proposed Comprehensive Plan Future Land Use Map (FLUM) designation of Industrial (IND).

**SECTION 2. PROPERTY REZONED**

The real property described in Section 3 is rezoned and reclassified as Industrial, Warehouse (IW) upon the effective date of the ordinance. The Planning Department is authorized to amend the Official Zoning Map to reflect this change.

**SECTION 3. OWNER AND DESCRIPTION**

The land reclassified by this Ordinance is owned by 301 Capital Partners LLC. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 30-2S-23-0000-0002-0000, 29-2S-23-0000-0002-0000



## LEGAL DESCRIPTION:

A portion of Section 30, Township 2 South, Range 23 East, Nassau County, Florida, being a portion of those lands described and recorded in Official Records Book 2153, page 153, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North  $00^{\circ}01'21''$  West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30, thence continue North  $00^{\circ}01'21''$  West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau Counties, a distance of 1874.50 feet to its intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road No. 10), a variable width right of way as presently established; thence Northeasterly along said Southeasterly right of way line the following 3 courses: Course 1, thence North  $83^{\circ}43'11''$  East, departing said Westerly line, 35.46 feet to the point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of  $17^{\circ}28'30''$ , an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $74^{\circ}58'56''$  East, 445.21 feet; Course 3, thence North  $66^{\circ}14'41''$  East, 1755.29 feet to the Point of Beginning.

From said Point of Beginning, thence Northeasterly, continuing along said Southeasterly right of way line of U.S. Highway No. 90 (State Road No. 10) the following 3 courses: Course 1, thence North  $66^{\circ}14'41''$  East, 1163.90 feet; Course 2, thence South  $23^{\circ}45'19''$  East, 67.00 feet; Course 3, thence North  $66^{\circ}14'41''$  East, 805.50 feet; thence South  $00^{\circ}40'36''$  East, departing said Southeasterly right of way line, 1239.21 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence South  $83^{\circ}25'36''$  West, along said Northerly right of way line, 1835.51 feet; thence North  $01^{\circ}39'19''$  West, departing said Northerly right of way line, 717.52 feet to the Point of Beginning.

Containing 41.48 acres, more or less.

## LEGAL DESCRIPTION:

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County Florida, being a portion of those lands described and recorded in Official Records Book 2153, page 153, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range, thence North  $00^{\circ}01'21''$  West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North  $00^{\circ}01'21''$  West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau Counties, a distance of 1742.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $00^{\circ}01'21''$  West, along said Westerly line of Section 30, a distance of 132.01 feet to its intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road No. 10), a variable width right of way as presently established; thence Northeasterly along said Southeasterly right of way line the following 12 courses: Course 1, thence North  $83^{\circ}43'11''$  East, departing said Westerly line, 35.46 feet to the point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of  $17^{\circ}28'30''$ , an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $74^{\circ}58'56''$  East, 445.21 feet; Course 3, thence North  $66^{\circ}14'41''$  East, 2919.19 feet; Course 4, thence South  $23^{\circ}45'19''$  East, 67.00 feet; Course 5, thence North  $66^{\circ}14'41''$  East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North  $01^{\circ}03'23''$  East, along said Westerly line, 73.81 feet; Course 7, thence North  $66^{\circ}14'41''$  East, departing said Westerly line, 473.55 feet; Course 8, thence South  $23^{\circ}45'19''$  East, 24.28 feet; Course 9, thence North  $66^{\circ}14'41''$  East, 820.21 feet; Course 10, thence North  $23^{\circ}45'19''$  West, 24.28 feet; Course 11, thence North  $66^{\circ}14'41''$  East, 1328.45 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of  $12^{\circ}25'11''$ , an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135, of said Public Records of Nassau County, said arc being subtended by a chord bearing and distance of North  $72^{\circ}27'16''$  East, 302.75 feet; thence South  $00^{\circ}37'00''$  West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established, thence Westerly along said Northerly right of way line of the CSX Railroad the following 3 courses: Course 1, thence South  $83^{\circ}25'36''$  West, departing said Westerly line, 50.82 feet; Course 2, thence South  $02^{\circ}02'34''$  West, 50.57 feet; Course 3, thence South  $83^{\circ}25'36''$  West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29.

LEGAL DESCRIPTION:

thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to its intersection with said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following 3 courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Less and except any sovereign lands of the state of Florida associated with Deep Creek.

Less and except from the above described lands the following:

A portion of Section 30, Township 2 South, Range 23 East, Nassau County, Florida, being a portion of those lands described and recorded in Official Records Book 2153, page 153, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau Counties, a distance of 1874.50 feet to its intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road No. 10), a variable width right of way as presently established; thence Northeasterly along said Southeasterly right of way line the following 3 courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to the point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°28'30", an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 74°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 1755.29 feet to the Point of Beginning.

From said Point of Beginning, thence Northeasterly, continuing along said Southeasterly right of way line of U.S. Highway No. 90 (State Road No. 10) the following 3 courses: Course 1, thence North 66°14'41" East, 1163.90 feet; Course 2, thence South 23°45'19" East, 67.00 feet; Course 3, thence North 66°14'41" East, 805.50 feet; thence South 00°40'36" East, departing said Southeasterly right of way line, 1239.21 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence South 83°25'36" West, along said Northerly right of way line, 1835.51 feet; thence North 01°39'19" West, departing said Northerly right of way line, 717.52 feet to the Point of Beginning.

Containing 207.27 acres, more or less.



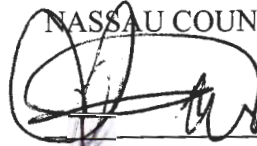
**SECTION 4. EFFECTIVE DATE**

(A) This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance Nos. 2024-006 and 2024-007. If Ordinance No. 2024-006 or 2024-007 is challenged within thirty (30) days after adoption, this ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining Ordinance Nos. 2024-006 and 2024-007 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 10th DAY OF June, 2024, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

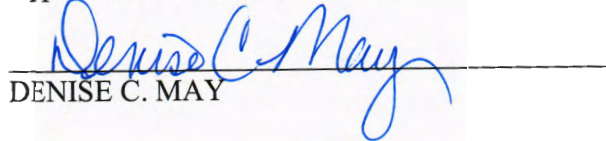
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
JOHN F. MARTIN  
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
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

June 17, 2024

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

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. 2024-005, which was filed in this office on June 14, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh

## Aleina Colon

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**From:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Sent:** Monday, June 17, 2024 8:12 AM  
**To:** Aleina Colon  
**Subject:** \*EXTERNAL\*: RE: Nassau County, FL Code of Ordinances - 2023(11325) OrdBank

You don't often get email from [municodeords@civicplus.com](mailto:municodeords@civicplus.com). [Learn why this is important](#)

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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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**From:** Aleina Colon <[acolon@nassauclerk.com](mailto:acolon@nassauclerk.com)>  
**Sent:** Friday, June 14, 2024 3:39 PM  
**To:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Cc:** Heather Nazworth <[hnazworth@nassauclerk.com](mailto:hnazworth@nassauclerk.com)>  
**Subject:**

You don't often get email from [acolon@nassauclerk.com](mailto:acolon@nassauclerk.com). [Learn why this is important](#)

Gentleman:

Enclosed, please find a certified copy of Ordinance No. 2024-005, 2024-006, and 2024-007 adopted by the Nassau County Board of County Commissioners in Regular Session on June 10, 2024. 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

***Aleina Colón***

Administrative Records Specialist I  
Nassau County Clerk Of Courts/Comptroller  
76347 Veterans Way  
Yulee, FL 32097  
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Website: [www.nassauclerk.com](http://www.nassauclerk.com)

***We are public servants!  
Our every effort shall be dedicated to  
protecting and preserving the public trust!***