

**ORDINANCE 2024-007**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 248.75 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHSIDE OF US HWY 90, ADJACENT TO THE BAKER COUNTY LINE, FROM AGRICULTURE (AGR) AND COMMERCIAL (COM) TO INDUSTRIAL (IND); 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 2010-2030 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) 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.
- c) 301 Capital Partners LLC has authorized Brad Wester to file Application CPA24-001 to change the Future Land Use Map classification of the land described herein.
- d) 301 Capital Partners LLC 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 CPA24-001, 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 Agriculture (AGR) and Commercial (COM) to Industrial (IND) 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 301 Capital Partners LLC and is identified by the following tax identification number(s), 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  $89^{\circ}45'25''$  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  $00^{\circ}17'37''$  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  $83^{\circ}25'36''$  West, departing said Westerly line, 1331.32 feet; Course 2, thence North  $01^{\circ}03'23''$  East, 50.45 feet; Course 3, thence South  $83^{\circ}25'36''$  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  $00^{\circ}01'21''$  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 207.27 acres, more or less.



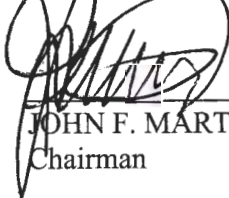
**SECTION 4. EFFECTIVE DATE.**

(A) The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies Nassau County that the plan amendment package is complete. 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.

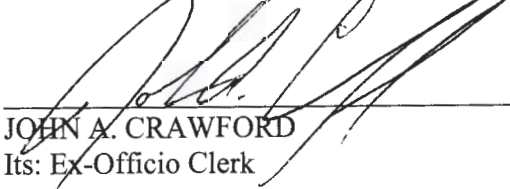
**ADOPTED THIS 10th DAY OF June, 2024 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

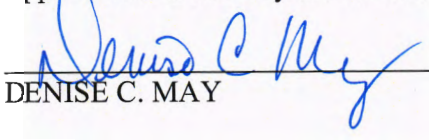


\_\_\_\_\_  
JOHN F. MARTIN  
Chairman

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. 2024-007, 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

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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>  
**Sent:** Friday, June 14, 2024 3:39 PM  
**To:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Cc:** Heather Nazworth <hnazworth@nassauclerk.com>  
**Subject:**

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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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Fax: (904) 548-5449  
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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!***