

ORDINANCE 2024-008

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 1.54 ACRES OF REAL PROPERTY LOCATED ON US HIGHWAY 1, SOUTH OF ROBERTS ROAD, NORTH OF COLSON ROAD, FROM RESIDENTIAL MIXED (RM) AND COMMERCIAL INTENSIVE (CI) TO COMMERCIAL INTENSIVE (CI); 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 January 24, 2024, and deemed complete January 24, 2024, in addition to supporting documents and statements of the applicant(s), which are part of application R24-002, as approved by the Board of County Commissioners, 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(s), 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) Jimmy L. and Carol T. Higginbotham are the owner(s) of one parcel comprising approximately 1.54 acres identified as Tax Parcel No. 51-2N-25-0000-0008-0000, by virtue of Deed recorded in O.R. Book 433, Page 691 of the Public Records of Nassau County, Florida.
- b) Jimmy L. and Carol T. Higginbotham are authorized to file Application R24-002 to rezone the land described herein.
- c) The rezoning to Commercial Intensive (CI) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Commercial Intensive (CI) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial (COM).

SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Commercial Intensive (CI) 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 Jimmy L. and Carol T. Higginbotham. and is identified by the following tax identification number(s), graphic illustration, and legal description:

Parcel # 51-2N-25-0000-0008-0000



LEGAL DESCRIPTION:

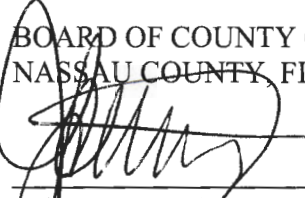
All of that certain lot, piece or parcel of land situate, lying and being in Section Fifty-one (51), known as Sanchez Grant, Township Two (2) North, Range Twenty-five (25) East, Nassau County, Florida and described by metes and bounds as follows:

For a POINT OF REFERENCE start at an iron at the Northwest corner of said Section Fifty-one (51); thence go South Seventeen (17) degrees, Nine (09) minutes East, along the Westerly line of said Section Fifty-one (51), for a distance of Four Hundred Twenty-four and Nine Tenths (424.9) feet; thence go South Seventy-six (76) degrees, Thirty-nine (39) minutes East a distance of Thirty-four and Six Tenths (34.6) feet, across a Thirty (30) foot wide piece of land reserved for a road, to a steel pipe for a POINT OF BEGINNING of the parcel of land herein conveyed; thence continue South Seventy-six (76) degrees, Thirty-nine (39) minutes East a distance of Five Hundred Sixty-four and Four Tenths (564.4) feet to the Westerly right of way of U.S. Highway No. 1, (has Fifty (50.0) foot right of way Westerly of center of pavement); thence go South Sixteen (16) degrees, Twenty-one (21) minutes West along the Westerly right of way of said highway a distance of One Hundred Ten (110.0) feet; thence go North Seventy-six (76) degrees, Thirty-nine (39) minutes West along a fence on the Northerly property line of Al's Cabins for a distance of One Hundred Eighty-three (183.0) feet to a steel pipe; thence go North Eighty-two (82) degrees, Thirty-one (31) minutes West a distance of Three Hundred and Seven Tenths (300.7) feet to a steel pipe; thence go North Seventeen (17) degrees, Nine (09) minutes West along the Easterly side of the land reserved for a Thirty (30.0) foot road, a distance of One Hundred Sixty-four and Five Tenths (164.5) feet to the steel pipe at the POINT OF BEGINNING.

SECTION 4. EFFECTIVE DATE

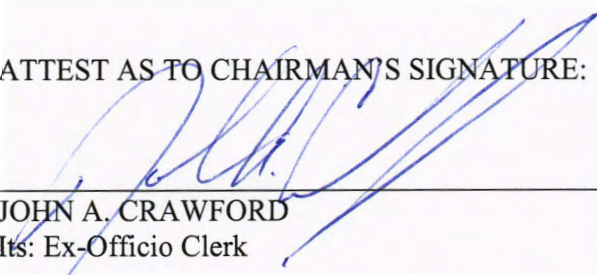
This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

ADOPTED THIS 11th DAY OF March, 2024 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


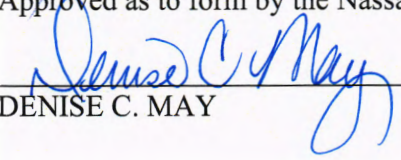
JOHN F. MARTIN
Chairman

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

March 20, 2024

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. 2024-008, which was filed in this office on March 20, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

Aleina Colon

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Thursday, March 21, 2024 8:29 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
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
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Powering and Empowering Local Governments

From: Aleina Colon <acolon@nassauclerk.com>
Sent: Wednesday, March 20, 2024 1:51 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. 2024-008 adopted by the Nassau County Board of County Commissioners in Regular Session on March 11, 2023.

Please acknowledge receipt of this electronic filing and let me know if you have any questions.

Name: Aleina Colón
Phone Number: 904-548-4512
County: Nassau
Ordinance No. 2024-008

Aleina Colón

Administrative Records Specialist I
Nassau County Clerk Of Courts/Comptroller
76347 Veterans Way
Yulee, FL 32097
Direct: (904) 548-4512
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Toll-Free: (800) 958-3496
Email: acolon@nassauclerk.com
Website: www.nassauclerk.com

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