

**ORDINANCE 2024-011**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 5.88 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF LAMAR AVENUE, AND ON THE WEST SIDE OF US HIGHWAY 1, FROM OPEN RURAL (OR) 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 November 8, 2024, and deemed complete January 26, 2024, in addition to supporting documents and statements of the applicant(s), which are part of application R23-011, 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) Howard T. Hall is the owner of one parcel comprising approximately 5.88 acres identified as Tax Parcel No. 32-2N-25-7300-0004-0010, by virtue of Deed recorded in O.R. Book 2490, Page 1283 of the Public Records of Nassau County, Florida.
- b) Howard T. Hall is authorized to file Application R23-011 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 from Open Rural (OR) and Commercial Intensive (CI) to 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 Howard T. Hall. and is identified by the following tax identification number(s), graphic illustration, and legal description:

Parcel # 32-2N-25-7300-0004-0010



LEGAL DESCRIPTION:

**PART OF LOT 4 WOODSIDE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 391 THROUGH 394, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHERLY LINE OF SECTION 49 AND THE WESTERLY RIGHT-OF-WAY LINE OF US 1 BEING A 150.00 FOOT RIGHT-OF-WAY AT THIS POINT; THENCE SOUTH 31°47' 00" EAST, A DISTANCE OF 1,506.35 FEET TO A POINT; THENCE CONTINUE ALONG THE AFOREMENTIONED RIGHT-OF-WAY LINE SOUTH 31°47'00" EAST, A DISTANCE OF 33.49 FEET TO A POINT; THENCE SOUTH 58°13'00" WEST, A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF US 1 BEING A 200.00 FOOT RIGHT-OF-WAY AT THIS POINT; THENCE SOUTH 31°47'00" WEST, A DISTANCE OF 57.72 FEET TO A POINT; THENCE RUN SOUTH 31°47'00" EAST, A DISTANCE OF 490.23 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING; THENCE SOUTH 58°13'00" WEST A DISTANCE OF 600.00 FEET TO A POINT; THENCE SOUTH 41°16'37" WEST, A DISTANCE OF 216.07 FEET TO A POINT; THENCE RUN SOUTH 75°11'52" EAST A DISTANCE OF 210.62 FEET TO A POINT; THENCE SOUTH 48°24'13" EAST A DISTANCE OF 258.70 FEET TO A POINT; THENCE NORTH 40°24'36" EAST, A DISTANCE OF 617.36 FEET TO A POINT; THENCE NORTH 31°47'00" WEST A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.**

**SUBJECT TO A 30.00' EASEMENT FOR INGRESS AND EGRESS LYING CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF LOT 4, BEING DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE SOUTH 58°13'00" WEST A DISTANCE OF 600.00 FEET TO A POINT; THENCE SOUTH 41°16'37" WEST, A DISTANCE OF 216.07 FEET TO A POINT; THENCE SOUTH 75°11'52" EAST A DISTANCE OF 33.52 FEET TO A POINT; THENCE NORTH 41°16'37" EAST A DISTANCE OF 196.66 FEET TO A POINT; THENCE NORTH 58°13,00" EAST, A DISTANCE OF 595.53 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. NO. 1; THENCE NORTH 31°47'00' WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.**

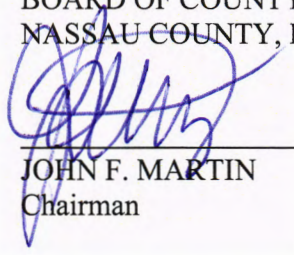
**SECTION 4. EFFECTIVE DATE**

(A) This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2024-010. If Ordinance No. 2024-010 is timely challenged, this ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining Ordinance No. 2024-010 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.

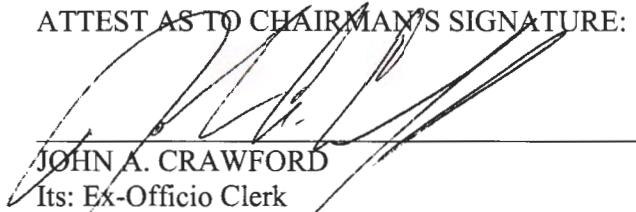
**ADOPTED THIS 22<sup>nd</sup> DAY OF April, 2024, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

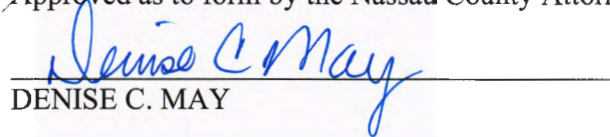


\_\_\_\_\_  
JOHN F. MARTIN  
Chairman

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

## Heather Nazworth

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**From:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Sent:** Monday, April 29, 2024 5:25 AM  
**To:** Heather Nazworth  
**Subject:** \*EXTERNAL\*: RE: Nassau County, FL Code of Ordinances - 2023(11325) OrdBank

**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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[civicplus.com](http://civicplus.com)



Powering and Empowering Local Governments

**From:** Heather Nazworth <hnazworth@nassauclerk.com>  
**Sent:** Friday, April 26, 2024 11:34 AM  
**To:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Cc:** Abigail Martini <amartini@nassauclerk.com>  
**Subject:** Nassau Approved Ordinances

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2024-009, 2024-010, 2024-011 and 2024-012 was adopted by the Nassau County Board of County Commissioners in a regular session on April 22, 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

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  
Toll Free (800) 958-3496  
Fax (904) 548-4508  
Email: [hnazworth@nassauclerk.com](mailto:hnazworth@nassauclerk.com)  
Website: [www.nassauclerk.com](http://www.nassauclerk.com)

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## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

April 26, 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. 2024-011, which was filed in this office on April 26, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh



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