

ORDINANCE 2025- 002

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 0.95 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF US HIGHWAY 1, BETWEEN PICKETT STREET AND WOODSIDE LANE, FROM OPEN RURAL (OR) TO COMMERCIAL, GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, filed October 11, 2024, and deemed complete October 21, 2024, in addition to supporting documents and statements of the applicant(s), which are part of application R24-006, 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) Raymond Joudi is the owner of one parcel comprising approximately 0.95 acres identified as Tax Parcel Nos. 49-2N-25-4100-0013-0070, by virtue of Deed recorded in O.R. Book 2729, Page 38 of the Public Records of Nassau County, Florida.

b) Raymond Joudi has authorized Philip Griffin to file Application R24-006 to rezone the land described herein.

c) The rezoning to Commercial, General (CG) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.

d) The Commercial, General (CG) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial (COM).

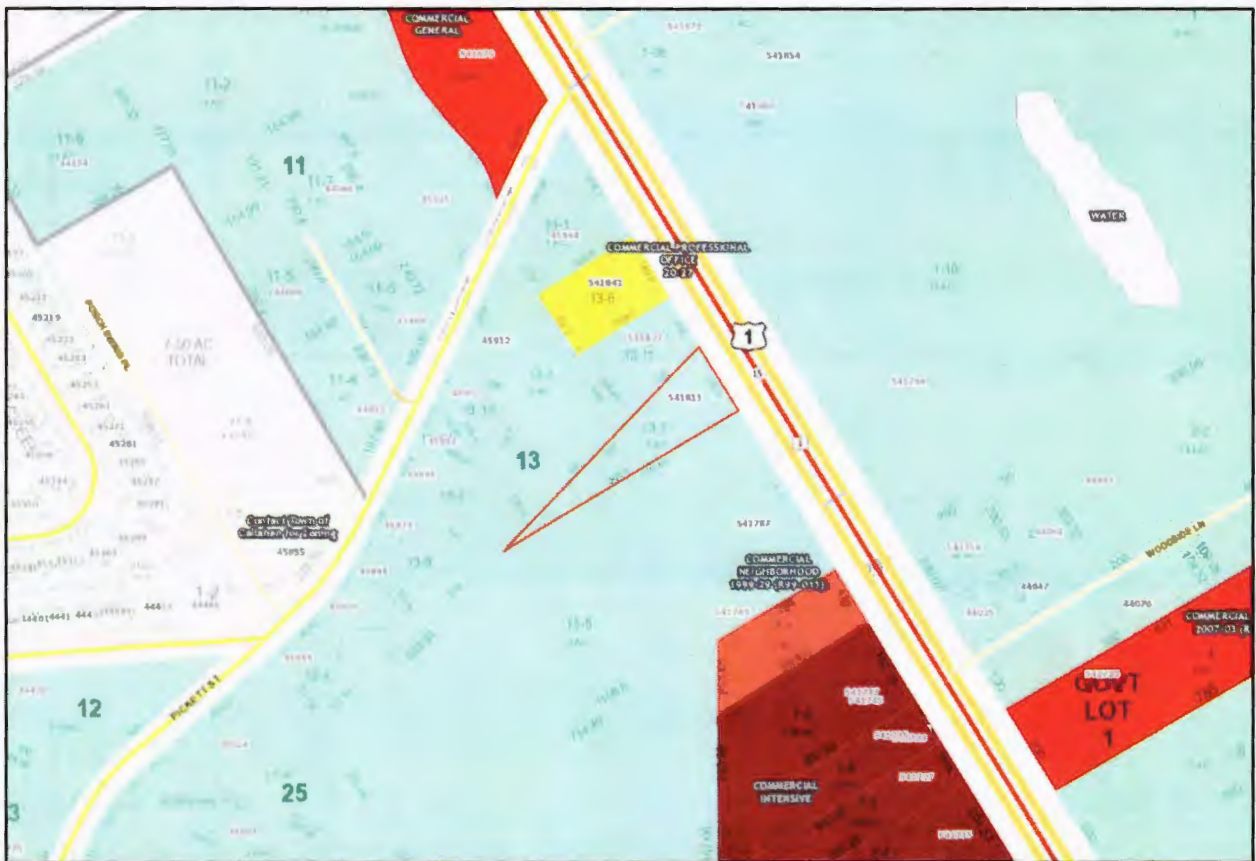
SECTION 2. PROPERTY REZONED

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

SECTION 3. OWNER AND DESCRIPTION

The real property rezoned and reclassified by this Ordinance is owned by Raymond Joudi and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 49-2N-25-4100-0013-0070



LEGAL DESCRIPTION:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Nassau and State of Florida and being a part of Section Forty-nine (49) SEYMOUR PICKETT GRANT, Township Two (2) North, Range Twenty-five (25) East, described as follows:

Beginning at the intersection of the Southerly line of said Section Forty-nine (49) and the Westerly right-of-way line of U. S. Highway #1, as it now exists (One Hundred Fifty (150) foot right-of-way), for a point of reference; thence run North Thirty-one (31) degrees, Forty-seven (47) minutes West, along the Westerly right-of-way line of U. S. Highway #1, for a distance of Three Hundred Seventy-eight and Three Tenths (378.3) feet to the POINT OF BEGINNING; thence run South Fifty-nine (59) degrees, Nineteen (19) minutes West, for a distance of Five Hundred Sixty-four and Six Tenths (564.6) feet, to a point; thence run North Forty-four (44) degrees, One (01) minute East, a distance of Five Hundred Eighty-two (582) feet, to a point, on the Westerly right of way line of U.S. Highway #1; thence run South Thirty-one (31) degrees, Forty-seven (47) minutes East, along the Westerly right of way of U.S. Highway #1, for a distance of One Hundred Fifty-two and Eight Tenths (152.8) feet, to the POINT OF BEGINNING.

Being the same lands as described in Deed recorded in Deed Book 144, Page 134, EXCEPT that part Deeded to State of Florida, in Deed Book 190, Page 13, for widening of U.S. Highway #1, according to plat of survey, made by Richard P. Clarson, dated March 17, 1961 and recertified by Vernon N. Drake, Reg Land Surveyor No. 1558, on March 16, 1970.

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 13th DAY OF January, 2025, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

A.M. "HUPP" HUPPMANN
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:

MITCH L. KEITER
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

January 17, 2025

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

Dear 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. 2025-002, which was filed in this office on January 16, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Heather Nazworth

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Wednesday, February 5, 2025 6:31 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
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)
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Powering and Empowering Local Governments

From: Heather Nazworth <hnazworth@nassauclerk.com>
Sent: Tuesday, February 4, 2025 7:39 AM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Nassau Ordinances

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2025-001, and 2025-002 were adopted by the Nassau County Board of County Commissioners in a regular session on January 16, 2025. **Also, please provide a confirmation email.**

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

On behalf of Mitch L. Keiter, 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

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Email: hnazworth@nassauclerk.com

Website: www.nassauclerk.com

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