

**ORDINANCE 2023 - 004**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.15 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF KOEN LANE, BETWEEN US 17 AND GOODBREAD ROAD, FROM COMMERCIAL GENERAL (CG) AND OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, M&M Property Florida LLC is the owner of one parcel comprising 2.15 acres identified as Tax Parcel No. 50-3N-27-4720-0072-0000 by virtue of Deed recorded at O.R. 2302, page 1767 of the Public Records of Nassau County, Florida; and

**WHEREAS**, M&M Property Florida LLC has authorized Gillette & Associates Inc. to file Application R22-012 to rezone the land described herein; and

**WHEREAS**, the Planning and Zoning Board, after due notice, conducted a public hearing on December 6, 2022, and voted to recommend approval of R22-012 to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

**WHEREAS**, the proposed Commercial General (CG) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial (COM); and

**WHEREAS**, the Board of County Commissioners held a public hearing on January 9, 2023; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 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**

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

**SECTION 2. PROPERTY REZONED**

The real property described in Section 3 is rezoned and reclassified as Commercial General (CG) 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 M&M Property Florida LLC and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 50-3N-27-4720-0072-0000



**LEGAL DESCRIPTION**

LOTS 72, 73, 74, AND 93, NORTH YULEE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall be effective upon filing with the Secretary of State.

**ADOPTED THIS 9th DAY OF JANUARY, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



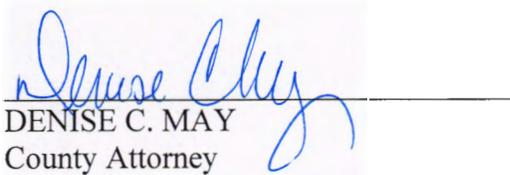
\_\_\_\_\_  
KLYNT A. FARMER  
Its: Chairman

ATTEST as to Chairman's Signature:



\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form:



\_\_\_\_\_  
DENISE C. MAY  
County Attorney



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 18, 2023

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

Attention: Melissa Lucey

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. 2023-004, which was filed in this office on January 17, 2023.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra

## Melissa Lucey

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**From:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Sent:** Thursday, January 19, 2023 2:03 PM  
**To:** Melissa Lucey  
**Subject:** \*EXTERNAL\*: RE: Nassau County, FL Code of Ordinances - 1970(11325)

**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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Powering and Empowering Local Governments

**From:** Melissa Lucey <mlucey@nassauclerk.com>  
**Sent:** Tuesday, January 17, 2023 1:23 PM  
**To:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Subject:** Ordinance 2023-001, 2023-002, 2023-003 and 2023-004

Gentlemen:

Enclosed please find a certified copies of Ordinance No. 2023-001, 2023-002, 2023-003 and 2023-004 adopted by the Nassau County Board of County Commissioners in Regular Session on January 9, 2023.

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

On behalf of John. A. Crawford, Ex-Officio Clerk.

Thank you,  
Melissa Lucey  
Administrative Records Specialist II  
Nassau County Clerk of the Circuit Court/Comptroller