

**ORDINANCE 2024-010**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF 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 MEDIUM DENSITY RESIDENTIAL (MDR) AND COMMERCIAL (COM) TO COMMERCIAL (COM); 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) Howard T. Hall is the owner of two parcels 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.
- c) Howard T. Hall is authorized to file Application CPA23-013 to change the Future Land Use Map classification of the land described herein.
- d) Howard T. Hall 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 CPA23-013, 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 Medium Density Residential (MDR) and Commercial (COM) to Commercial (COM) 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 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) 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.

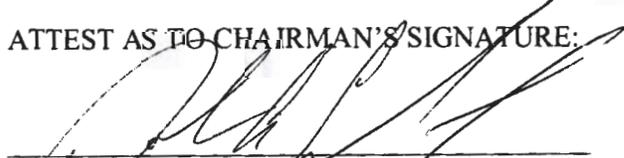
(B) A certified copy of this Ordinance shall be filed in the Department of State within ten (10) days after enactment by the Board and the Ordinance shall take effect as provided by law.

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

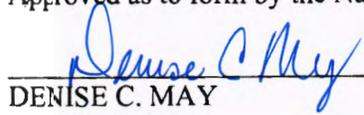
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

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

ATTEST AS TO CHAIRMAN'S SIGNATURE:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
As: 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. 2024-010, which was filed in this office on April 26, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh



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