

ORDINANCE 2007 - 09

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF NASSAU COUNTY, ORDINANCE NO. 91—04, AS AMENDED, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT (CHAPTER 163, PART II, FLORIDA STATUTES); SPECIFICALLY RECLASSIFYING PROPERTY FROM AGRICULTURE (A) TO COMMERCIAL (C) ON THE FUTURE LAND USE MAP; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3174(1), Florida Statutes, the Board of County Commissioners of Nassau County, by Ordinance No. 83—19, duly designated the Planning and Zoning Board as the Local Planning Agency for the unincorporated area of Nassau County; and

WHEREAS, Sylvester V. Helhoski, Sr., owner, seeks to reclassify that 4.35 acre parcel of land described herein and designated on the Future Land Use Map from Agriculture (A) to Commercial (C); and

WHEREAS, the Nassau County Planning And Zoning Board, also acting as the Local Planning Agency for Nassau County, held duly noticed public hearings to address the requested Amendment to the Future Land Use Map and provided a recommendation of approval to the Nassau County Board of County Commissioners on March 6, 2007; and

WHEREAS, the Board of County Commissioners held a public hearing on March 26, 2007; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, public hearings have been held with due public notice having been provided, on the Future Land Use Map amendment, reclassifying land designated Agriculture (A) to Commercial (C).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS.

1. This Amendment qualifies as a small-scale amendment pursuant to Section 163.3187 (1)(c), Florida Statutes.

2. This Amendment is consistent with the Goals, Objectives and Policies of the Nassau County Comprehensive Plan.
3. This Amendment meets standards contained in Chapter 163, Part II, Florida Statutes and Rule 9J-5, Florida Administrative Code.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Agriculture (A) to Commercial (C) on the Future Land Use Map of Nassau County. The Growth Management 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 Sylvester V. Helhoski, Sr. and is described as follows:

DESCRIPTION of LANDS SURVEYED (Furnished):

OFFICIAL RECORDS BOOK 875 - PAGE 330
 A portion of the Edward Dixon Claim, Section 49, Township 4 North, Range 24 East, Nassau County, Florida. Being the lands described in Deed recorded in the Public Records of said County, in Official Records Book 148, Pages 133 and 134.
 Excepting therefrom the lands described in Deed recorded in the Public Records of said County, in Official Records Book 151, Page 258.
 Said portion being more particularly described as follows: BEGIN at a found 1 1/4" iron pipe (no identification) where the Southwesterly line of Edward Dixon Claim aforementioned is intersected by the Easterly right of way line of U.S. Highway No. 1 (a 200.0' foot R/W) and run thence North 30°37'45" West, along said Easterly right of way, a distance of 451.09' feet to a set 5/8" iron pin with cap stamped PLS No.1558; run thence North 59°24'24" East, departing from said right of way, a distance of 420.22' feet to a set 5/8" iron pin with cap stamped PLS No.1558; run thence South 30°31'51" East, a distance of 450.88 feet to a found 5/8" iron pipe (no identification); run thence South 59°22'29" West, a distance of 419.45 feet to the Point of Beginning. The portion of land thus described contains 4.3466 acres, more or less.

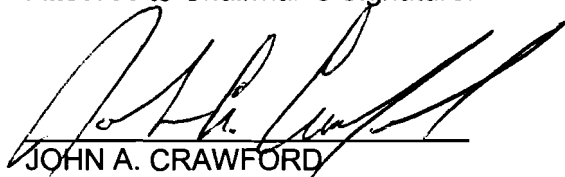
SECTION 4. EFFECTIVE DATE.

The Board of County Commissioners shall file this Ordinance with the Department of Community Affairs. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS
 NASSAU COUNTY, FLORIDA


 JIM B. HIGGINBOTHAM
 Its: Chairman

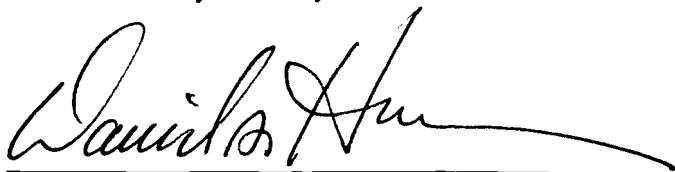
Attest as to Chairman's Signature:

A handwritten signature in black ink, appearing to read "John A. Crawford", written over a horizontal line.

JOHN A. CRAWFORD

Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney

A handwritten signature in black ink, appearing to read "David A. Hallman", written over a horizontal line.

DAVID A. HALLMAN