

ORDINANCE 2007 - 13

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 4.60 ACRES LOCATED ON THE EAST SIDE OF U.S. HIGHWAY 17 NEAR THE ST. MARYS RIVER FROM COMMERCIAL (C) TO AGRICULTURE (A); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Debra A. Dubose, as the property owner in fee simple, filed application #CPA07-004 to change the Future land Use Map classification of that 4.60 acre parcel of land described herein; and

WHEREAS, Debra A. Dubose has not been granted a change of Future Land Use Map designation within the previous 12 months; and

WHEREAS, the Nassau County Planning And Zoning Board, also acting as the Local Planning Agency for Nassau County, held a duly noticed public hearing on May 1, 2007 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; and

WHEREAS, the Board of County Commissioners held a public hearing on June 11, 2007; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 and 163 of the Florida Statutes.

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 Commercial (C) to Agriculture (A) 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 Debra A. Dubose and is described as follows:

A PORTION OF SECTIONS 27 AND 31, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 27 AND RUN THENCE NORTH 23° 30' 11 EAST ALONG THE NORTHWESTERLY LINE OF SAID SECTION 27; A DISTANCE OF 2336.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 AND OR U.S. HIGHWAY NO. 17 (HAVING A RIGHT OF WAY WIDTH THAT VARIES) AND THE POINT OF BEGINNING. THENCE NORTH 5° 57' 24 EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 256.37 FEET TO AN ANGLE POINT; THENCE NORTH 2° 08' 33 EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 834 FEET MORE OR LESS TO THE APPROXIMATE EDGE OF WATER OF THE ST. MARYS RIVER AND POINT A IN THIS LEGAL DESCRIPTION; RETURN TO POINT OF BEGINNING AND RUN THENCE SOUTH 5° 57' 24 WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 44.29 FEET TO AN ANGLE POINT; THENCE SOUTH 2° 08' 33 WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 538.57 FEET; THENCE SOUTH 73° 20' 04 EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 212.78 FEET; THENCE SOUTH 85° 35' 05" EAST, A DISTANCE OF 75.70 FEET; THENCE NORTH 2° 08' 33 EAST, A DISTANCE OF 1738 FEET MORE OR LESS TO THE APPROXIMATE EDGE OF WATER OF THE ST. MARYS RIVER; THENCE IN A WESTERLY DIRECTION ALONG THE APPROXIMATE EDGE OF WATER OF THE ST. MARYS RIVER, A DISTANCE OF 262 FEET MORE OR LESS TO POINT "A" IN THIS LEGAL DESCRIPTION AND TO CLOSE. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIPTION LYING WITHIN THE WETLANDS OF THE ST. MARYS RIVER AS MAY BE ESTABLISHED PURSUANT TO THE METHODOLOGY OF SECTION 373.421, F.S.

SECTION 4. EFFECTIVE DATE.


The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Community Affairs and the Secretary of State. 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

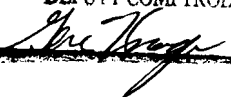


JIM B. HIGGINBOTHAM
Its: Chairman

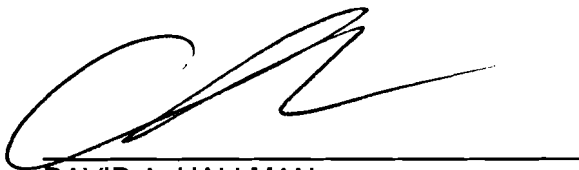
ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

REVIEWED BY GENE KNAGA
DEPUTY COMPTROLLER
 DATE 6/1/07

Approved as to form:



DAVID A. HALLMAN,
County Attorney