

ORDINANCE 2007 - 27

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.91 ACRES LOCATED ON THE NORTH SIDE OF STATE ROAD 200/A1A FROM AGRICULTURE (A) TO COMMERCIAL (C); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, William F. and Betty Nessler, as the property owner in fee simple, filed application #CPA07-005 to change the Future land Use Map classification of that 0.91 acre parcel of land described herein; and

WHEREAS, William F. and Betty Nessler 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 August 7, 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 August 27, 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 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 William F. and Betty Nessler and is described as follows:

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA LYING NORTHERLY OF THE EXISTING RIGHT OF WAY LINE OF STATE ROAD NO. 200/ A1A AS NOW ESTABLISHED AND MONUMENTED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT STATE ROAD 200/ A1A (HAVING A TRANSITIONAL RIGHT OF WAY) (P.C) CENTERLINE STATION 13+04.983; SAID POINT BEING A FOUND P.K. NAIL AND DISK (DEPARTMENT OF TRANSPORTATION); THENCE NORTH 15°59'06" WEST, A DISTANCE OF 160.00 FEET TO A POINT LYING ON SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200/ A1A; THENCE SOUTH 74°00'54"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 33.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 74°00'54" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET; THENCE NORTH 01°26'27"W, A DISTANCE OF 200.00 FEET; THENCE NORTH 74°00'54"EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°26'27"E, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.91 ACRES (40,000 SQ. FT.)

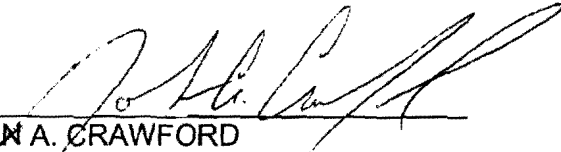
SECTION 4. EFFECTIVE DATE.

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. In the event of an appeal, this Ordinance will become effective pursuant to Section 163.3187 (3)(a), F.S.

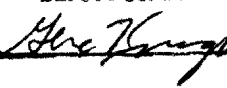
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


JIM B. HIGGINBOTHAM
Its: Chairman


Attest as to Chairman's Signature:



JOHN A. CRAWFORD
Its. Ex-Officio Clerk

REVIEWED BY GENE KNAGA
DEPUTY COMPTROLLER
 DATE 8/29/07

Approved as to form by the Nassau County
Attorney:



DAVID A. HALLMAN,
County Attorney

SMALL SCALE DEVELOPMENT AMENDMENT
SUBMITTAL FORM

1. Name of Local Government Nassau County
Person completing this form Ann Gregory Phone Number 904/491-3613
Name of Newspaper that notice of small scale development amendment was published
Nassau County Record
Date Publication Noticed 6/14/07

(Please attach copy of notice)

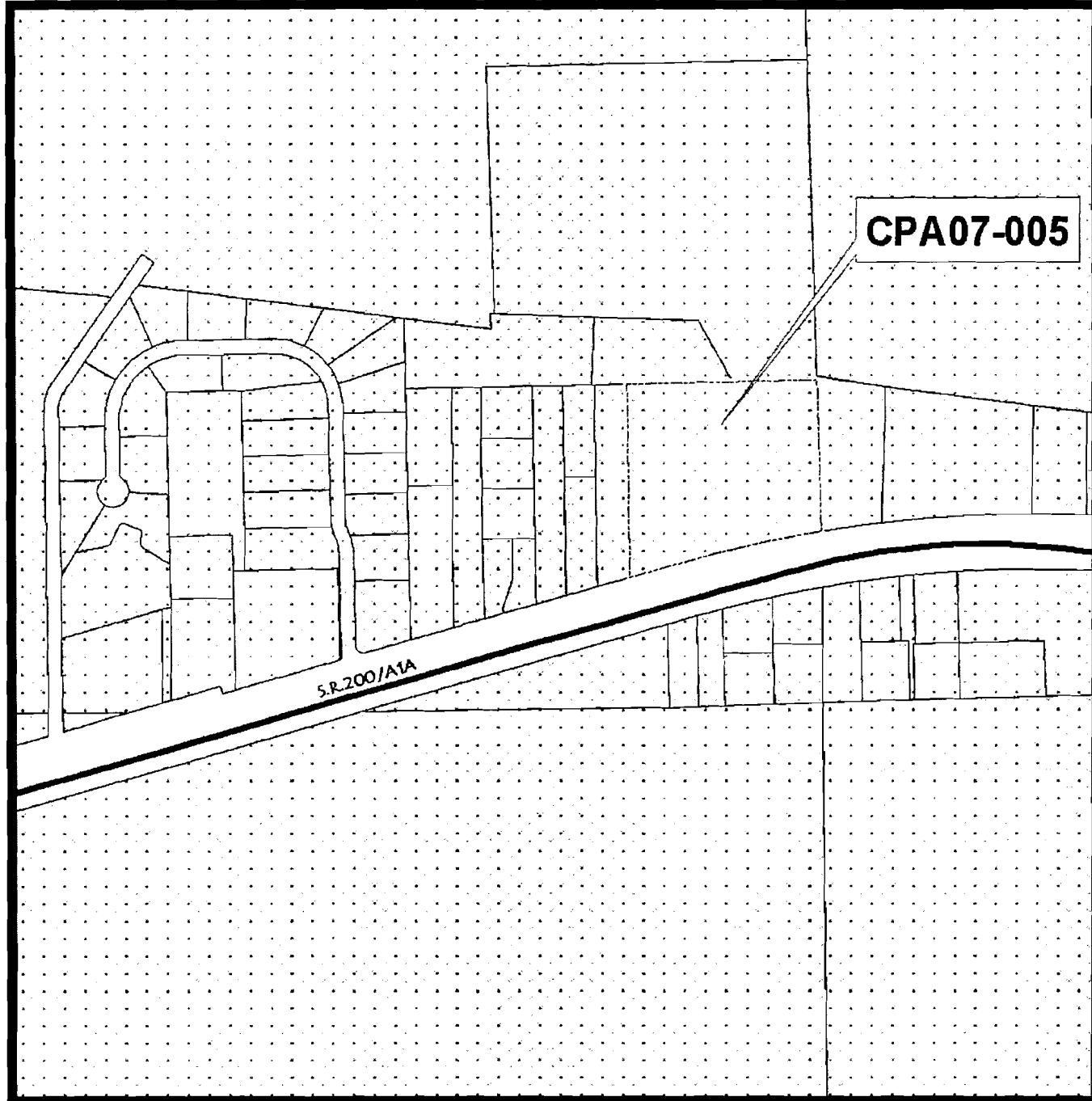
2. Number of acres of small scale development amendments contained in package:
a. Within Urban Infill, Urban Redevelopment or Downtown Revitalization as defined by Section 163.3164, FS 0
b. Within Transportation Concurrency Exception Area pursuant to Section 163.3180(5), FS 0
c. Within Regional Activity Centers or Urban Central Business Districts pursuant to Section 380.06(2)(e), FS 0
d. Outside categories a, b, and c. .91

3. Cumulative total number of acres of small scale development amendments for the calendar year:
a. Categories listed in Item 2 a, b, and c, above 0
b. Categories listed in Item 2 d above 9.86




4. Total number of acres of small scale development amendments in this package that are located within a coastal high hazard area as identified in the comprehensive plan 0





Pursuant to Rule 9J-11.015(2), Florida Administrative code, this form must be mailed with all small scale development amendments as defined by Section 163.3187(1)©, Florida Statutes to:

DEPARTMENT OF COMMUNITY AFFAIRS
BUREAU OF STATE PLANNING
PLAN PRICESSING SECTION
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(904) 488-4925








**COMPREHENSIVE PLAN 2010
NASSAU COUNTY FLORIDA**


-  FREEWAY
-  ROADS
-  MAJOR COUNTY COLLECTOR




-  INDUSTRIAL
-  INCORPORATED AREAS
-  WETLANDS
-  MULTI - USE

L Three Rivers DRI
(See Policy 1.02.05 (K) (1))

-  AGRICULTURE
-  RECREATIONAL
-  COMMERCIAL

-  LOW DENSITY
- Greater than 1 dwelling unit per acre
up to 2 dwelling units per acre
-  MEDIUM DENSITY
- Greater than 2 dwelling unit per acre
up to 3 dwelling units per acre

-  HIGH DENSITY
- Greater than 5 dwelling unit per acre
up to 10 dwelling units per acre

-  OTHER PUBLIC BUILDINGS
-  PUBLIC BUILDING GROUNDS
-  STATE PRESERVED LAND / PARKS



650 325 0 650 feet

Nassau County Record

Published Weekly
617317 Brandies Avenue,
Callahan, Nassau County, FL 32011
904-879-2727

ZONING NOTICE

NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of July 2007, at 7:00 p.m., the Planning and Zoning Board of Nassau County will hold a public hearing at the Commission Chambers, Nassau County Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097; to consider an amendment to the Nassau County Comprehensive Plan - Future Land Use Map (FLUM), No. CPA07-005. Also be it known that on Monday, the 23rd day of July 2007, at 7:00 p.m., the Board of County Commissioners of Nassau County will hold a public hearing on the said petition for an amendment to the Nassau County Comprehensive Plan - Future Land Use Map (FLUM), application No. CPA07-005 at the above location concerning the following described property in Nassau County.

DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 2

NORTH, RANGE 26 EAST, NASSAU COUNTY FLORIDA LYING NORTHERLY OF THE EXISTING RIGHT OF WAY LINE OF STATE ROAD NO. 200/A1A AS NOW ESTABLISHED AND MONUMENTED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT STATE ROAD 200/A1A (HAVING A TRANSITIONAL RIGHT OF WAY) (P.C) CENTERLINE STATION 131+04.983; SAID POINT BEING A FOUND P.K. NAIL AND DISK (DEPARTMENT OF TRANSPORTATION); THENCE NORTH 15°59'06" WEST, A DISTANCE OF 160.00 FEET TO A POINT LYING ON SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200/A1A; THENCE SOUTH 74°00'54"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 33.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 74°00'54" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET; THENCE NORTH 01°26'27"W, A DISTANCE OF 200.00 FEET; THENCE NORTH 74°00'54" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°26'27"E, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRES (4,000 SQ. FT.).

The street address and/or location for the above described property is: On the north side of SR200 between Westberry Lane and Nessler Drive, Callahan area.

This application is filed by: Williard F. and Betty Nessler, 451655 State Road 200, Callahan, Florida 32011, owners.

This property is classified on the FLUM as Agricultural and a change is requested to Commercial on approximately 0.91 acres.

A copy of the application may be examined at the Growth Management Office, located in the Public Services Building; 96181 Nassau Place, Yulee, FL 32097; Telephone 491-3613 or 1-800-264-2066.

Individuals presenting evidence for or against the applications should pick up copies of the application and copies of the criteria that are applicable to the application at the Growth Management Office located at 96181 Nassau Place, Yulee, FL 32097.

THIS MATTER IS SUBJECT TO COURT IMPOSED QUASI-JUDICIAL RULES OF PROCEDURES. INTERESTED PARTIES SHOULD LIMIT CONTACT WITH PLANNING BOARD MEMBERS AND COUNTY COMMISSIONERS IN THIS TOPIC TO PROPERLY NOTICED PUBLIC HEARINGS OR TO WRITTEN COMMUNICATION CARE OF NASSAU COUNTY GROWTH MANAGEMENT DEPARTMENT, 96181 NASSAU PLACE, YULEE, FL 32097.

The Planning and Zoning Board will receive public comment starting at 7:00 p.m.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 491-3606 at least twenty-four (24) hours in advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Board of County Commissioners may continue hearings on this matter.

Chairman King
Nassau County Planning & Zoning Board
Nassau County, Florida

All persons interested are notified to be present and they will be heard at the public hearing before the Board of County Commissioners as herein above stated.

John A. Crawford
Clerk of the Circuit Court
Nassau County, Florida
21 06-14--2007
2380

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority appeared

Michael B. Hankins

who on oath says that he is the Advertising Director of the Nassau County Record, a weekly newspaper published at Callahan in Nassau County, Florida; that the attached copy of the advertisement, being a LEGAL NOTICE in the matter of

Zoning Notice

CPA 07-005

was published in said newspaper in the issue(s) of

06/14/07

Ref. No. 2380

Affiant further says that the said Nassau County Record is a newspaper published at Callahan in Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class matter at the post office in Callahan, Nassau County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and Affiant further says that he has neither paid nor promised any person, firm or corporation any discount; rebate, commission or refund for the purpose of securing this advertisement in said newspaper.

Michael B. Hankins

Sworn to and subscribed before me

This 15th day of June A.D. 2007.

Robert O. Fiege
Robert O. Fiege, Notary Public

A Personally Known

