

ORDINANCE 2008 - 14

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 6.98 ACRES LOCATED ON THE NORTH SIDE OF SAULS ROAD FROM AGRICULTURE, ONE UNIT PER TWENTY ACRES TO AGRICULTURE, ONE UNIT PER ACRE; FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Donald Carson, Mildred Carson and F. & G. Grass are the owners of that 6.98-acre parcel by virtue of O.R. 1471/page 125, 1442/page 1109 and 1526/1586 of the Public Records of Nassau County, Florida; and

WHEREAS, on April 14, 2008 Nassau County approved the final plat of Carson Estates and simultaneously entered into a Developers Agreement with the Carsons to file this small scale FLUM amendment to bring the Comprehensive Plan and development orders consistent with one another; and

WHEREAS, Sec. 163.3194, F.S. requires that all local government development orders be consistent with the adopted comprehensive plan; 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 March 4, 2008 to address the requested Amendment to the Future Land Use Map and voted 9-1 to recommend approval of CPA08-006 to the Nassau County Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing on August 25, 2008; 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 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, 1 unit per 20 acres to Agriculture, 1 unit per acre (formerly known as Rural Residential) on the Future Land Use Map of Nassau County. The Growth Management Department is hereby authorized do all things necessary and appropriate to implement this reclassification upon the effective date of this Ordinance.

SECTION 3. OWNER AND DESCRIPTION.

The land reclassified by this Ordinance is owned by Donald Carson, Mildred Carson and Frederick and Gail Grass, Tax Parcel ID #s 04-2N-25-0000-0001-0020, 04-2N-25-0000-0001-0030, 04-2N-25-0000-0001-0050 [as of July 31, 2008] and is legally described as follows:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

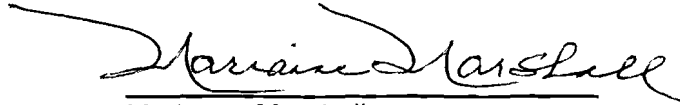
**BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 04 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 4, 292.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAULS ROAD (A 80.00 FOOT RIGHT OF WAY) SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 830.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 56.84 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 8078.25 FEET AFORE SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 53 MINUTES 33 SECONDS WEST, 96.82 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE RIGHT AND SAID NORTHERLY RIGHT OF WAY LINE SAID CURVE HAVING A RADIUS OF 5078.25 FEET AN ARC DISTANCE OF 821.75 FEET TO A POINT OF CONTINUOUS CURVE TO THE RIGHT AND HAVING A RADIUS OF 570.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 32 MINUTES 22 SECONDS WEST, 821.10 FEET; THENCE CONTINUE ALONG AND AROUND SAID NORTHERLY RIGHT OF WAY LINE AND SAID CONTINUOUS CURVE TO THE RIGHT AN ARC DISTANCE OF 478.52 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59 DEGREES 33 MINUTES 08 SECONDS WEST, 484.58 FEET; THENCE NORTH 35 DEGREES 30 MINUTES 08 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, 7.61 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 89 DEGREES 19 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 4, 1274.01 FEET TO THE POINT OF BEGINNING.
THIS PARCEL CONTAINS 7.11 ACRES MORE OR LESS.**

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.


PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA IN YULEE, FLORIDA THIS 25TH DAY OF AUGUST,
2008.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA




Marianne Marshall
Its: Chair

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:



DAVID A. HALLMAN,
County Attorney



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

September 24, 2008

Mr. Doug McDowell, Strategic Planner
Nassau County Growth Management Department
96161 Nassau Place
Yulee, Florida 32097

Dear Mr. McDowell:

Thank you for submitting copies of the Nassau County Small Scale Development Plan Amendment, adopted by Ordinance No(s) 2008-14 on August 25, 2008, for our records. The reference number for this amendment package is 08S02.

The Department **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small scale development plan amendment in accordance with procedures contained in Section 163.3187(3)(a), Florida Statutes.

If you have any questions, please contact Terri Stoutamire at (850) 922-1804.

Sincerely,

D. Ray Eubanks
Plan Review & Processing Administrator

DRE/ts

cc: Brian D. Teeple, Chief Executive Officer
Northeast Florida RPC

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: www.dca.state.fl.us

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦

2018.14
CPA08-006

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PROCESS

1. Growth Management – once application is approved by BOCC for transmittal, Growth Management will send to State for review (ORC) report.
2. Once received, Growth Management submits to BOCC for approval of ordinance.
3. Once approved for adoption, OK to assign ordinance number, but hold. Provide Growth Management with certified copies. Growth Management will send to DCA, copy us, for review to be found in compliance (up to 60 days) for DCA to process). The effective date is when it is found to be in compliance with the State § 26
4. Once found in compliance, Growth Management will forward a copy of the compliance letter to Clerk Services/BOCC to follow thru with letters to the State and MuniCode advising that it has been found to be in compliance.

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT PROCESS

1. Growth Management – once ordinance is approved by BOCC, assign ordinance number and provide Growth Management with certified copies to send to DCA and other entities.
2. Hold until found in compliance by DCA. Growth Management will forward a copy of the compliance letter to Clerk Services/BOCC to follow thru with letters to the State and MuniCode advising that it has been found to be in compliance.