

ORDINANCE 2013 - 08

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 1.00 ACRE OF REAL PROPERTY LOCATED ON THE EAST SIDE OF FIRST COAST HIGHWAY, AT THE NORTHEAST CORNER OF FIRST COAST HIGHWAY AND TRADEWINDS WAY FROM HIGH DENSITY RESIDENTIAL (HDR) TO COMMERCIAL (COM); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Richard Wetzel and Pamela A. Statile are the owners of the 1.00 acre parcel identified as Tax Parcel #00-00-30-0760-0007-0030 by virtue of Deed recorded at O.R. 845, page 519 of the Public Records of Nassau County, Florida; and

WHEREAS, Richard Wetzel and Pamela A. Statile have authorized Ron V. Flick to file Application CPA13-001 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Richard Wetzel and Pamela A. Statile have not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on May 21, 2012 and voted to recommend approval of CPA13-001 to the Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on June 10, 2013; 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.

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(B-C), FL.08.05, and ED.05.02.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF LOT 6 AND LOT 7 OF A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN DEED BOOK "R", PAGE 394, OF THE PUBLIC RECORDS OF SAID COUNTY; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE, ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 105 AND/OR A-1-A, AND/OR AMELIA ROAD, A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED, NORTH 18 DEGREES, 04 MINUTES, 40 SECONDS WEST, 434.03 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, NORTH 18 DEGREES, 04 MINUTES, 40 SECONDS WEST, 143.28 FEET; THENCE, NORTH 51 DEGREES, 55 MINUTES, 20 SECONDS EAST, 255.98 FEET; THENCE, SOUTH 36 DEGREES, 22 MINUTES, 12 SECONDS EAST, 163.92 FEET; THENCE, SOUTH 60 DEGREES, 59 MINUTES, 05 SECONDS WEST, 91.21 FEET; THENCE, SOUTH 10 DEGREES, 25 MINUTES, 46 SECONDS WEST, 34.05 FEET; THENCE, SOUTH 63 DEGREES, 22 MINUTES, 46 SECONDS WEST, 188.28 FEET TO THE POINT OF BEGINNING.


SECTION 4. EFFECTIVE DATE.

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity 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 THIS 10th DAY OF June, 2013.


BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

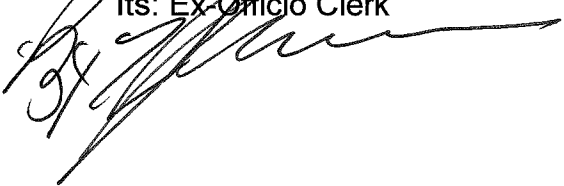


DANIEL B. LEEPER,
Its: Chairman

ATTESTATION: Only to Authenticity
as to Chairman's Signature:




JOHN A. CRAWFORD
Its: Ex-Officio Clerk



MES
06-12-13

Approved as to form and legality by the
Nassau County Attorney:



DAVID A. HALLMAN,
County Attorney