

ORDINANCE 2014 - 06

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY .60 ACRE OF REAL PROPERTY LOCATED AT YANIE ROAD AND SR200 FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (COM); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gibson's Home Store of Yulee is the owner of one parcel comprising .60 acres identified as Tax Parcel # 51-3N-27-0000-0054-0010 by virtue of Deed recorded at O.R. 1758, page 1585 of the Public Records of Nassau County, Florida; and

WHEREAS, Gibson's Home Store of Yulee has authorized Philip Griffin to file Application CPA14-001 to change the Future land Use Map classification of the land described herein; and

WHEREAS, Gibson's Home Store of Yulee has 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 March 4, 2014 and voted to recommend approval of CPA14-001 to the Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on April 14, 2014; 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 Comprehensive Plan Policies ED.05.02, FL.02.03 and FL.08.05

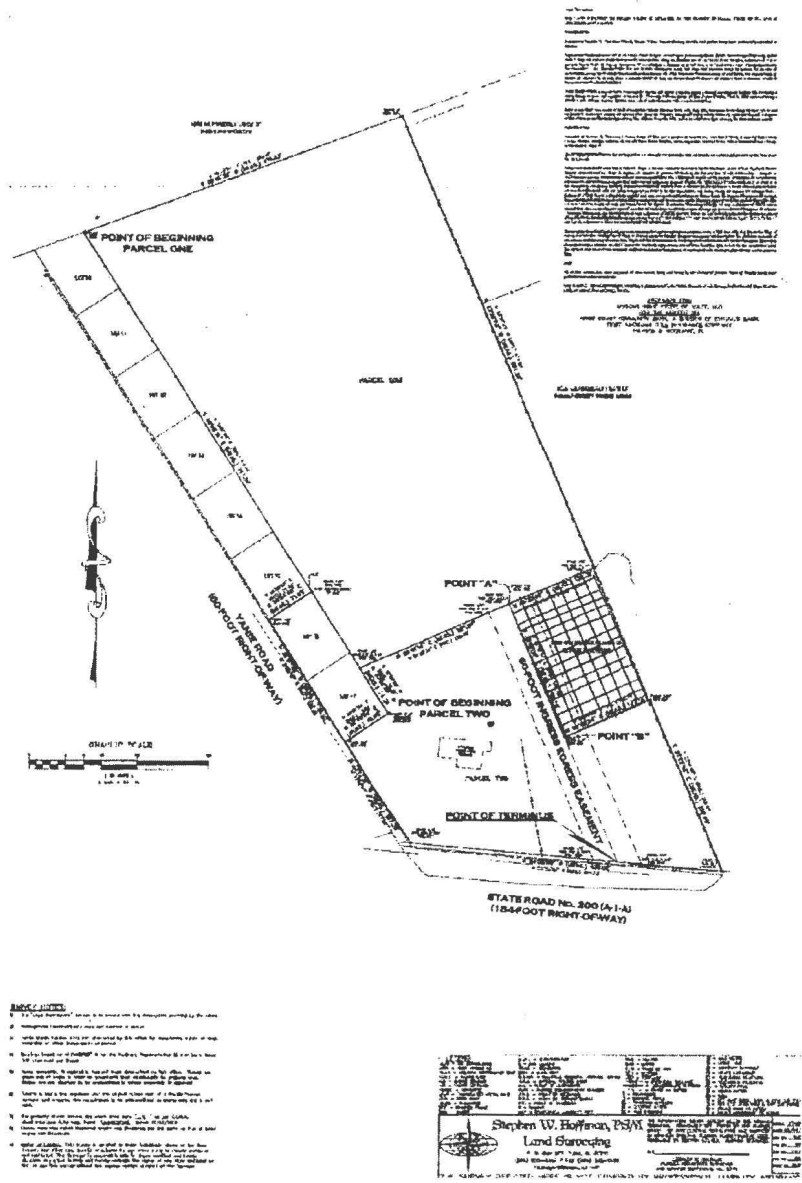
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from (LDR) to (COM) 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 First Coast Community Bank, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

51-3N-27-0000-0054-0010



Legal Description

A portion of Section 5, Township 3 North, Range 27 East, Nassau County, Florida. Said portion being more particularly described as follows: for a point of reference commence at the Southeast corner of Lot 19, Davis Estate Heights, according to plat recorded in the public records of said County in Plat Book 5, Page 15; and run South 84°55' East along the Northerly right-of-way line of State Road No. 200 (a 75 foot right of way) a distance of 341.10 feet; run thence North 23°21'30" West a distance of 334.17 feet to the Point of Beginning. From the Point of Beginning thus described continue North 23°21'30" West a distance of 150.0 feet; run thence South 66°38'30" West a distance of 130.0 feet; run thence South 23°21'30" East a distance of 150.0 feet; run thence North 66°38'30" East a distance of 130.0 feet to the Point of Beginning. The Westerly 30.0 feet of the above described lands is hereby reserved as an Easement for ingress and egress purposes. The Easterly 12.0 feet is subject to an easement to Florida Power and Light Company for ingress and egress purposes.

AND

A portion of Section 42, Township 2 North, Range 27 East and a Portion of Section 61, Township 3 North, Range 27 East, Nassau County, Florida. Said portion being more particularly described as follows: for a point of reference commence at the Southeast corner of Lot 19, Davis Estate Heights, according to plat recorded in the public records of said County in Plat Book 5, Page 15; and run South 84°55' East along the Northerly right-of-way line of State Road No. 200 (a 75 foot right of way) a distance of 341.10 feet; run thence North 23°21'30" West a distance of 334.17 feet to the Point of Beginning. From the Point of Beginning thus described continue North 23°21'30" West a distance of 50.0 feet; run thence South 66°38'30" West a distance of 130.0 feet; run thence South 23°21'30" East a distance of 50.0 feet; run thence North 66°38'30" East a distance of 130.0 feet to the Point of Beginning. The Westerly 30.0 feet of the above described lands is hereby reserved as an Easement for ingress and egress purposes. The Easterly 12.0 feet of the above described lands is subject to an easement to Florida Power and Light Company.

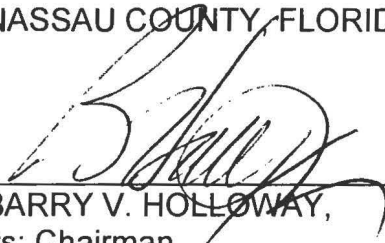
SECTION 4. EFFECTIVE DATE.

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 14TH DAY OF APRIL, 2014.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



BARRY V. HOLLOWAY,
Its: Chairman


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



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
04-15-14

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



DAVID A. HALLMAN,
County Attorney