

**ORDINANCE 2014 -13**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 5.00 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF AMELIA ISLAND PARKWAY AND BAILEY ROAD 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**, Ole Bailey, LLC is the owner of two parcels totaling 5.00 acres identified as Tax Parcel #s 00-00-30-044B-0053-0000 and 00-00-30-044B-0053-0010 by virtue of Deed recorded at O.R. 1359, pages 0855-0857 and O.R. 1360, page 0468 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Ole Bailey, LLC has authorized McCranie & Associates, Inc. to file Application CPA14-004 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Ole Bailey, LLC 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 May 20, 2014 and voted to recommend approval of CPA14-004 to the Commission; and

**WHEREAS**, the Board of County Commissioners held a public hearing on June 23, 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.01.02 (B-C) and FL.08.05

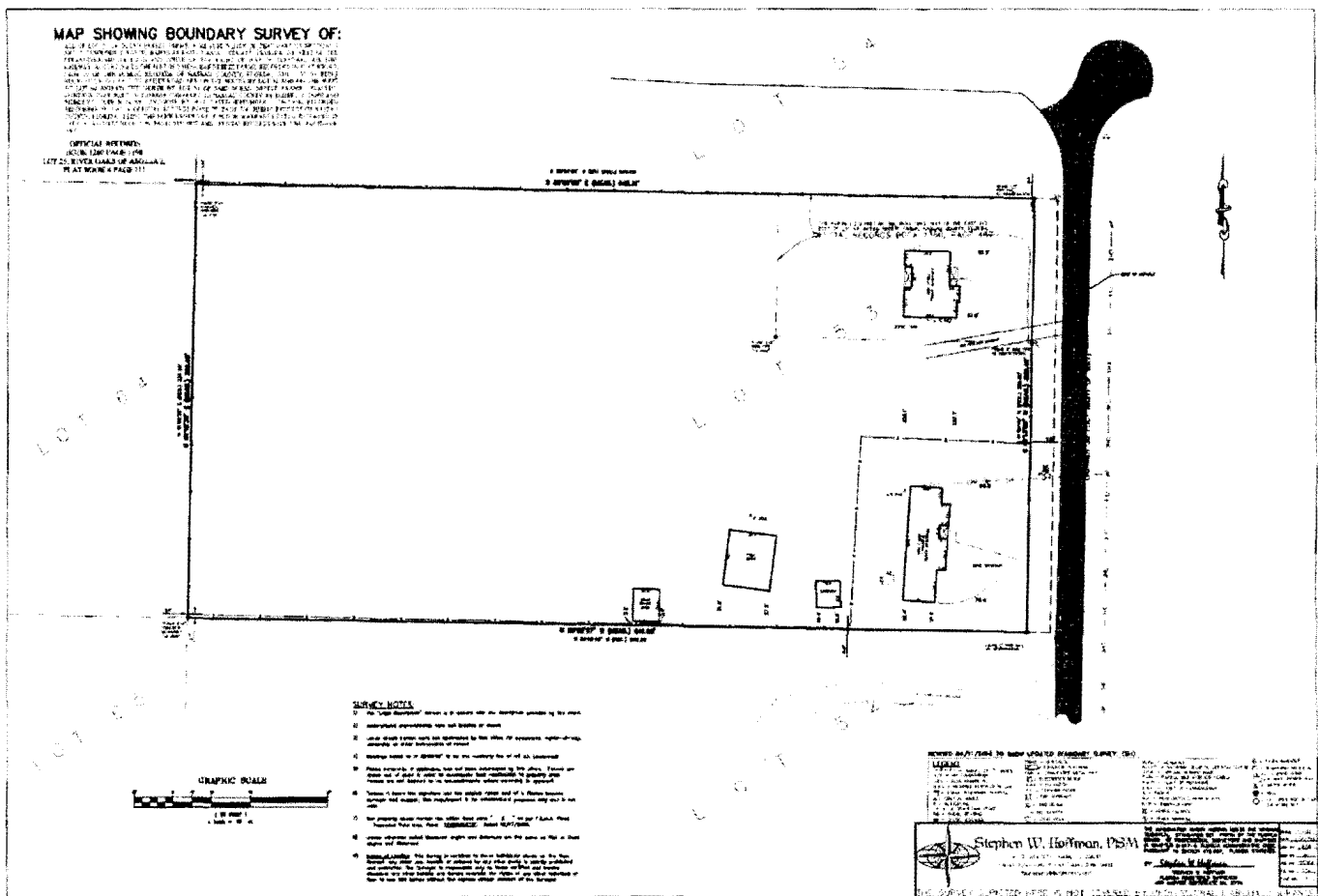
**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from (High Density Residential (HDR) to Commercial (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 Ole Bailey, LLC, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

00-00-30-044B-0053-0000 and 00-00-30-044B-0053-0010



### Legal Description

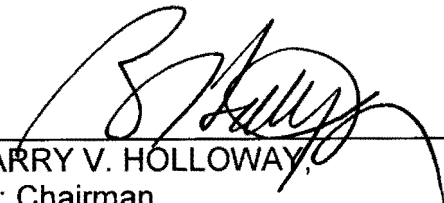
ALL OF LOT 53 OF OCEAN BREEZE FARMS, A RE-SUBDIVISION OF THAT PART OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS WEST OF THE FERNANDINA-AMELIA ROAD AND SOUTH OF THE RIGHT OF WAY OF SEABOARD AIR LINE RAILWAY, ACCORDING TO THE PLAT OF SAID OCEAN BREEZE FARMS, RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. SAID LOT 53 BEING BOUNDED ON THE EAST BY BAILEY ROAD AND ON THE SOUTH BY LOT 52 AND ON THE WEST BY LOT 64 AND ON THE NORTH BY LOT 54 OF SAID OCEAN BREEZE FARMS. EXCEPTING HOWEVER THAT PORTION THEREOF CONVEYED TO NASSAU COUNTY BY ROBERT V. POPE AND SHIRLEY C. POPE, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 11, 1967 AND RECORDED SEPTEMBER 29, 1967 IN OFFICIAL RECORDS BOOK 77, PAGE 508, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. BEING THE SAME LANDS DESCRIBED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1359, PAGES 0855-0857 AND OFFICIAL RECORDS BOOK 1360, PAGES 0468-0468.

### **SECTION 4. EFFECTIVE DATE.**

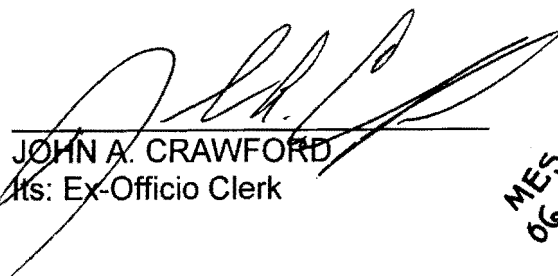
The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

PASSED AND ADOPTED THIS 23RD DAY OF JUNE, 2014.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

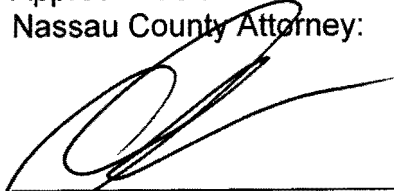
  
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BARRY V. HOLLOWAY,  
Its: Chairman

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

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
06-24-14

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

  
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DAVID A. HALLMAN,  
County Attorney