

ORDINANCE 2014 -14

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 5.00 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF AMELIA ISLAND PARKWAY AND BAILEY ROAD FROM RESIDENTIAL GENERAL-1 (RG-1) TO COMMERCIAL NEIGHBORHOOD (CN); PROVIDING FOR FINDINGS; 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 R14-004 to change the zoning classification of the land described herein; 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 R14-004 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the proposed Commercial Neighborhood (CN) zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial, as amended by CPA14-004; 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.

That the proposed rezoning to Commercial Neighborhood (CN) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular ED.05.02, FL.01.02(C), and FL.08.05.

SECTION 2. PROPERTY REZONED.

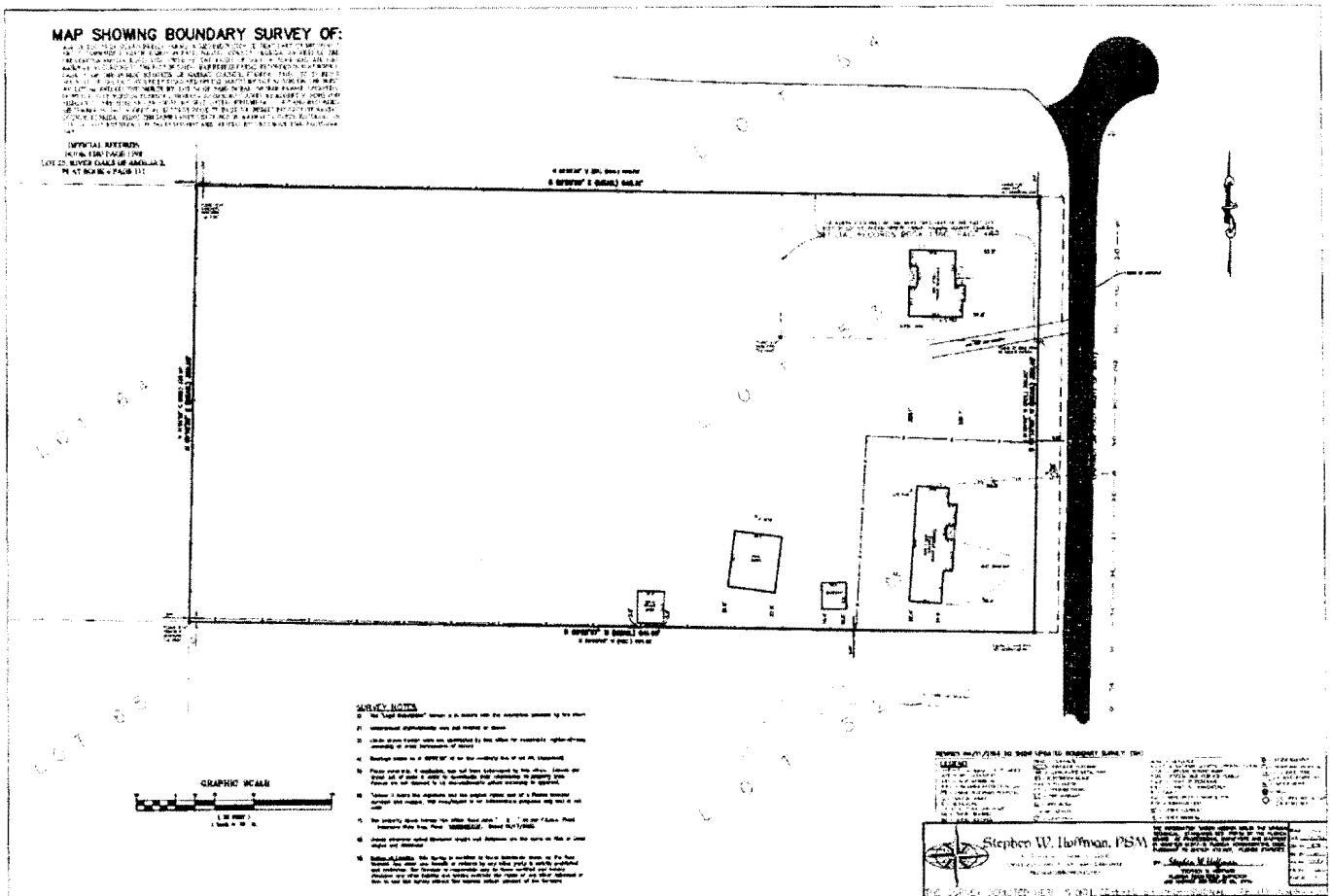
The real property described in Section 3 is rezoned and reclassified to Commercial Neighborhood (CN) upon the effective date of the Ordinance the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

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:

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

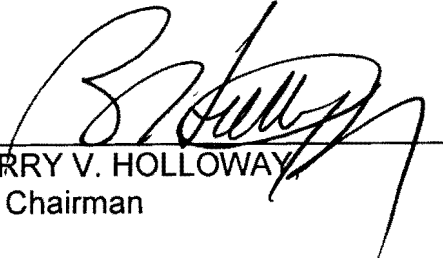
ALL OF LOT 53 OF OCEAN BREEZE FARMS, A RE-SUBDIVISION OF THAT PART OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS WEST OF THE FERNANDINA-AMELIA ROAD AND SOUTH OF THE RIGHT OF WAY OF SEABOARD AIR LINE RAILWAY, ACCORDING TO THE PLAT OF SAID OCEAN BREEZE FARMS, RECORDED 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.

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA14-001, the Future Land Use Map change accompanying this rezoning.

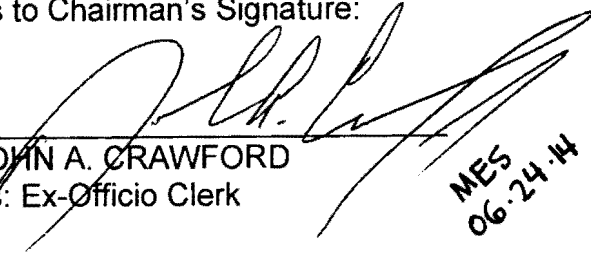
PASSED AND ADOPTED THIS 23RD DAY OF JUNE, 2014.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



BARRY V. HOLLOWAY
Its: Chairman

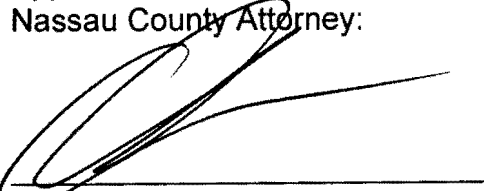
ATTESTATION: Only to Authenticity
as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
06-24-14

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



DAVID A. HALLMAN,
County Attorney