

ORDINANCE 2015 - 23

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 7.00 ACRES OF REAL PROPERTY LOCATED APPROXIMATELY ONE HALF MILE SOUTH OF SR200 ON CR107, 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, Living Waters World Outreach Center, Inc. is the owner of the 7.00 acre parcel identified as a portion of Tax Parcel #27-2N-28-0000-0009-0010 by virtue of Deed recorded at O.R. 1239, page 1211 of the Public Records of Nassau County, Florida; and

WHEREAS, Living Waters World Outreach Center, Inc. has authorized McCranie & Associates to file Application CPA15-004 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Living Waters World Outreach Center, Inc. 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 November 3, 2015 and voted to recommend approval of CPA15-004 to the Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on November 24, 2015; 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.03.02, and FL.08.05.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Low Density Residential (LDR) to Commercial (COM) on the Future Land Use Map of Nassau County. The Planning 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 Living Waters World Outreach Center, Inc., and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

A portion of #27-2N-28-0000-0009-0010



LEGAL DESCRIPTION

A PORTION OF SECTIONS 27 AND 40, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 28 EAST OF SAID NASSAU COUNTY, FLORIDA; THENCE SOUTH 85 DEGREES 48 MINUTES 04 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 590.27 FEET TO A POINT; THENCE NORTH 04 DEGREES 39 MINUTES 32 SECONDS WEST, A DISTANCE OF 5847.07 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.07 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 22 MINUTES 05 SECONDS WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 694.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 603.67 FEET TO A POINT; THENCE SOUTH 89 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF 506.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 04 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 603.30 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, AFOREMENTIONED; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 506.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS, IN AREA,

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 December, 2015.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



PAT EDWARDS,
Its: Chairman


ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
12.16.15

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



MICHAEL S. MULLIN
County Attorney