

ORDINANCE 2016 -10

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 2.54 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SR200/A1A, FROM AGRICULTURE (AGR) TO COMMERCIAL (COM); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jason C. Lathrop is the owner of one parcel comprising 2.54 acres identified as Tax Parcel #04-2N-26-0000-0004-0040 by virtue of Deed recorded at O.R.1952, page 895 of the Public Records of Nassau County, Florida; and

WHEREAS, Jason C. Lathrop has filed Application CPA16-002 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Jason C. Lathrop 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 September 6, 2016 and voted to recommend approval of CPA16-002 to the Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on September 26, 2016; 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(A,C), FL.03.02, FL.08.05 and ED.05.02.

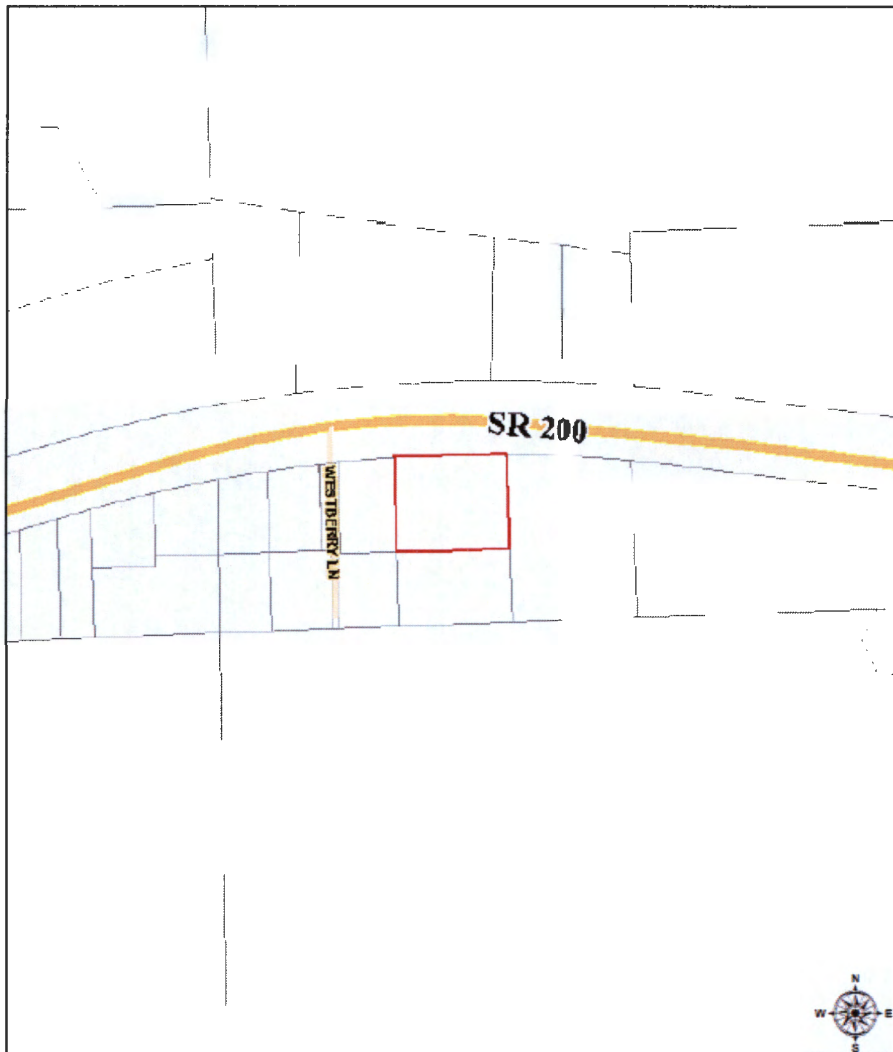
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Agriculture (AGR) 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 Jason C. Lathrop and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

A portion of #04-2N-26-0000-0004-0040



LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID SECTION 4, N 88°33'22" E, A DISTANCE OF 547.50 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 767, PAGE 1101 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A WATER RETENTION AREA, PARCEL NUMBER 205, PART "C", (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528); THENCE DEPARTING THE SOUTH LINE OF SAID SECTION 4 AND ON THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 767, PAGE 1101, ALSO BEING THE WEST LINE OF AFORESAID WATER RETENTION AREA PARCEL NUMBER 205, PART "C", N 01°54'07" W, A DISTANCE OF 230.48 FEET TO THE NORTHWEST CORNER OF AFORESAID WATER RETENTION AREA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ON THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 767, PAGE 1101, N 01°54'07" W, A DISTANCE OF 294.73 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A), (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528), SAID POINT BEING ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 4920.06 FEET AND A CENTRAL ANGLE OF 04°21'06"; THENCE DEPARTING SAID EAST LINE, AND ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A), (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528) AND ON THE ARC OF SAID CURVE, A DISTANCE OF 373.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING N 88°36'21" E, A CHORD DISTANCE OF 373.60 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S 01°51'53" EAST, A DISTANCE OF 294.40 FEET TO A POINT ON THE NORTH LINE AFORESAID WATER RETENTION AREA, PARCEL NUMBER 205, PART "C", (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528); THENCE ON SAID NORTH LINE, S 88°33'21" W, A DISTANCE OF 373.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.54 ACRES, MORE OR LESS.

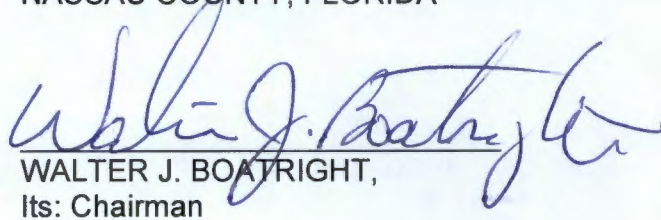
SECTION 4. EFFECTIVE DATE.

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.

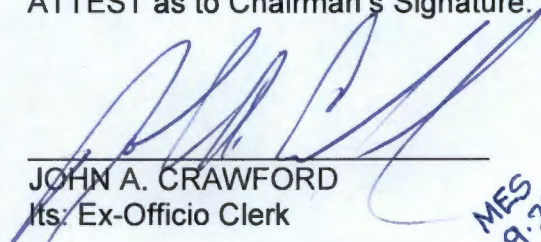
PASSED AND ADOPTED THIS 26th DAY OF September, 2016.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

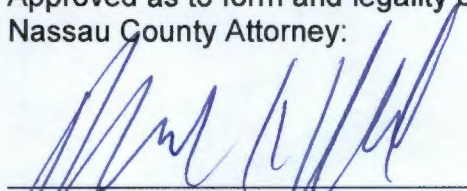

WALTER J. BOATRIGHT,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
09.28.16

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


MICHAEL S. MULLIN,
County Attorney