

ORDINANCE 2017 - 33

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.74 ACRE OF REAL PROPERTY LOCATED ON THE NORTHWEST SIDE OF SR200/A1A BETWEEN ANNIE LAURA STREET AND EVELYN STREET, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM). PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Richard Kela is the owner of four parcels comprising 0.74 acre identified as Tax Parcel #'s 51-2N-25-4170-0010-0000, 51-2N-25-4170-0011-0000, 51-2N-25-4170-0012-0000 and 51-2N-25-4170-0022-0000 by virtue of Deed recorded at O.R. 2129, page 1396 of the Public Records of Nassau County, Florida; and

WHEREAS, Richard Kela has authorized Dulcey Khelah to file Application CPA17-005 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Richard Kela 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 October 3, 2017 and voted to recommend approval of CPA17-005 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 Board of County Commissioners held a public hearing on October 23, 2017; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

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), ED.05.02, FL.03.02, and FL.08.05.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) to Agriculture (AGR) on the Future Land Use Map of Nassau County. The Planning and Economic Opportunity 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.

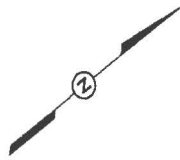
The land reclassified by this Ordinance is owned by Richard Kela and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

51-2N-25-4170-0010-0000, 51-2N-25-4170-0011-0000, 51-2N-25-4170-0012-0000 and 51-2N-25-4170-0022-0000



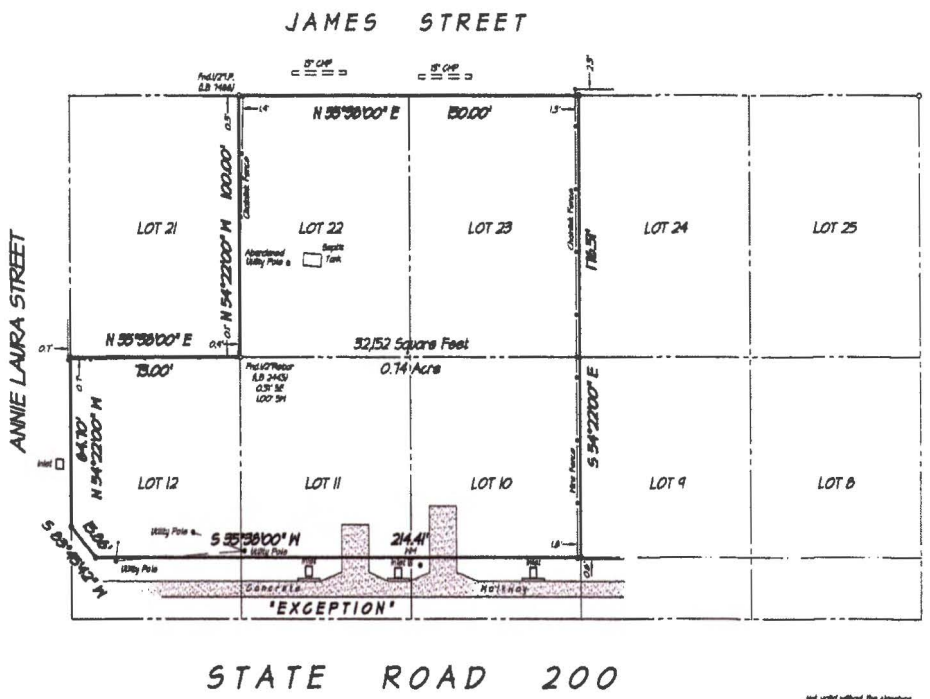
LEGAL DESCRIPTION

FILE 12.225 FIELD BOOK 115 JOB 11.225 CAD 45009



BOUNDARY SURVEY MAP
LOTS 10, 11, 12, 22 AND 23
J. P. PAGES CALLAHAN SUBDIVISION
ACCORDING TO MAP RECORDED IN PLAT BOOK 3, PAGE 20
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA
LESS AND EXCEPT ANY PART THEREOF LYING IN STATE ROAD 200

AC Denotes Air-Conditioner
CB Denotes Cable Box
ET Denotes Electric Transformer
FH Denotes Fire Hydrant
IP Denotes Iron Pipe
LP Denotes Light Pole
MH Denotes Measured
MH Denotes Meter



GENERAL NOTES

- 1) Underground improvements/utilities crossing or serving the property hereon, were not located.
- 2) The property hereon was not abstracted for covenants, restrictions or easements of record.
- 3) Bearings hereon are based on N 35°38'00" E for the right-of-way line of James Street.
- 4) According to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 12084C 0304 F, Dated December 17, 2010, the property shown hereon is situated in ZONE X.

CERTIFIED TO: 6 & H Land and Timber Investments LLC

SCALE: 1" = 40'

Not valid without the signature and the original related sheet of a Florida Licensed Surveyor and Mapper

John M. McLaren, PSM
PROFESSIONAL SURVEYOR & MAPPER
Florida License LS 9471

SURVEY DATE: JUNE 20, 2017

JMM Surveying & Mapping, LLC
4401 CORNIE JEAN RD. JACKSONVILLE, FL 32222
P (904) 794-3570 ~ F (904) 777-8271
Email: jmm@surveyingjmm.com

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 October, 2017.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,
Its: Chairman


ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
10.25.17

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



MICHAEL S. MULLIN,
County Attorney