

ORDINANCE 2018 - 33

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.69 ACRE OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SR200/A1A BETWEEN SOUTH PRINCE DRIVE AND MT. ZION COURT, FROM MEDIUM DENSITY RESIDENTIAL (MDR); TO COMMERCIAL (COM); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cristol of Jax, Inc. is the owner of one parcel comprising 0.69 acre identified as Tax Parcel #24-2N-28-0000-0038-0010 by virtue of Deed recorded at O.R. 1867, page 701 of the Public Records of Nassau County, Florida; and

WHEREAS, Cristol of Jax, Inc. has authorized McCranie & Associates, Inc. to file Application CPA18-013 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Cristol of Jax, 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 September 18, 2018 and voted to recommend approval of CPA18-013 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 8, 2018; 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.

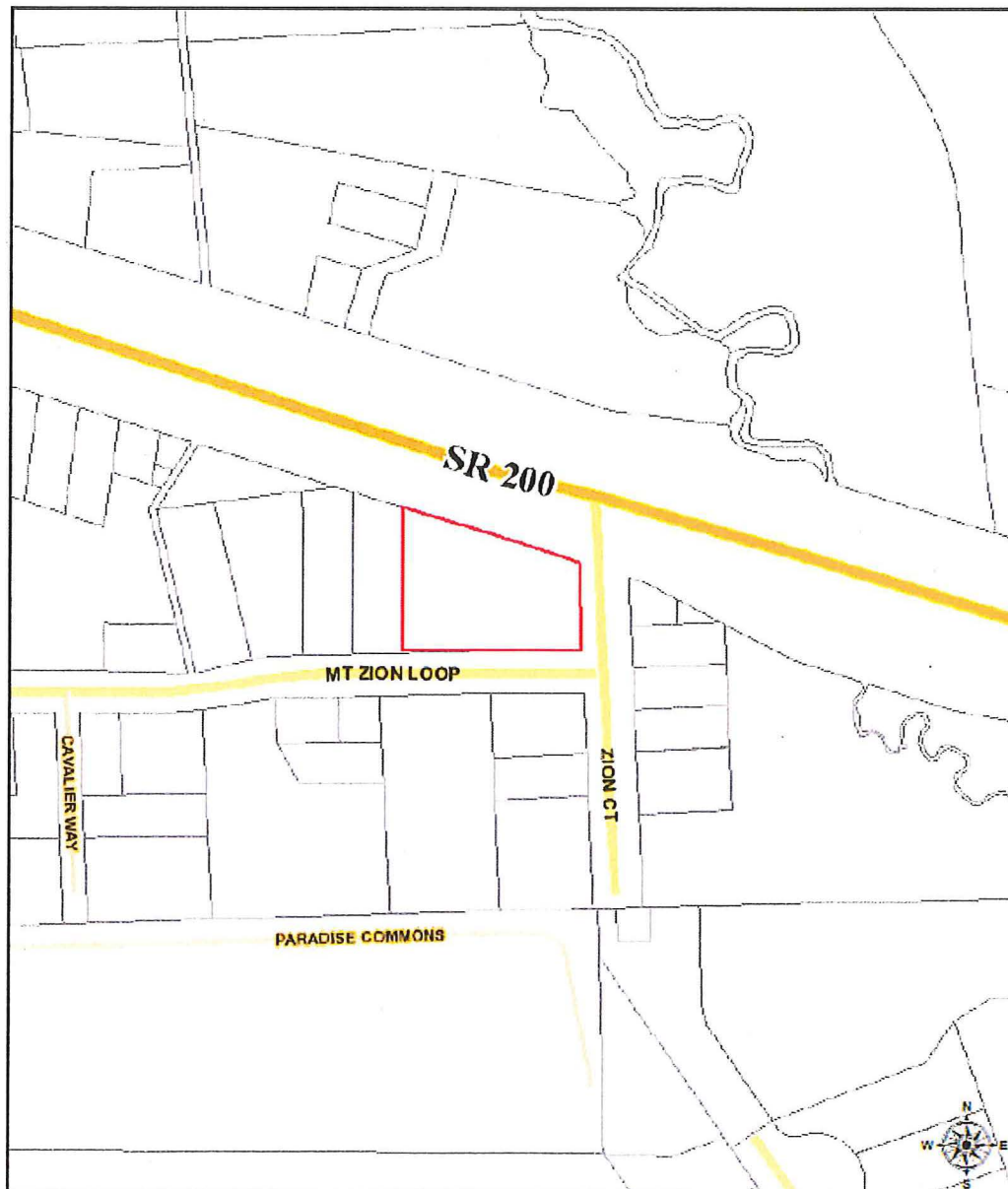
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Medium Density Residential (MDR) to Commercial (COM) 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 Cristol of Jax, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 24-2N-28-0000-0038-0010



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 3, SECTION 24, 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 SAID SECTION 24; THENCE EASTERLY, ALONG SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 25.0 FEET; THENCE NORTH 01°23'00" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 24 AND ALONG EASTERLY SIDE OF A 60 FOOT WIDE COUNTY ROAD RIGHT-OF-WAY, A DISTANCE OF 337.50 FEET TO NORTHEAST INTERSECTION OF TWO COUNTY ROADS (NOW KNOWN AS MOUNT ZION LOOP); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOUNT ZION LOOP (A 50 FOOT RIGHT-OF-WAY) THE FOLLOWING THREE COURSES: (1) SOUTH 88°22'00" EAST A DISTANCE OF 1166.30 FEET; (2) NORTH 77°38'00" EAST A DISTANCE 93.50 FEET; (3) SOUTH 88°22'00" EAST A DISTANCE OF 158.80 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1537, PAGE 687 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°22'00" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOUNT ZION LOOP, A DISTANCE OF 213.42 FEET; THENCE NORTH 01°44'11" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MOUNT ZION LOOP, A DISTANCE OF 107.33 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A-1-A); THENCE NORTH 72°12'08" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A-1-A), A DISTANCE OF 220.79 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1537, PAGE 687 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°02'55" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 168.68 FEET TO THE POINT OF BEGINNING.

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 8TH DAY OF OCTOBER, 2018.

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
10-09-18

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



MICHAEL S. MULLIN,
County Attorney