

ORDINANCE 2018 - 42

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 2.91 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF MENTORIA ROAD BETWEEN SR200/A1A AND PINECREST ROAD, FROM AGRICULTURE (AGR) TO COMMERCIAL (COM); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bhavani Ventures LLC is the owner of one parcel comprising 2.91 acres identified as Tax Parcel #06-2N-27-0000-0005-0010 by virtue of Deed recorded at O.R. 2210, page 742 of the Public Records of Nassau County, Florida; and

WHEREAS, Bhavani Ventures LLC has authorized Tomassetti & Prince to file Application CPA18-016 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Bhavani Ventures LLC 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 16, 2018 and voted to recommend approval of CPA18-016 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 November 26, 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 (C), and FL.08.05.

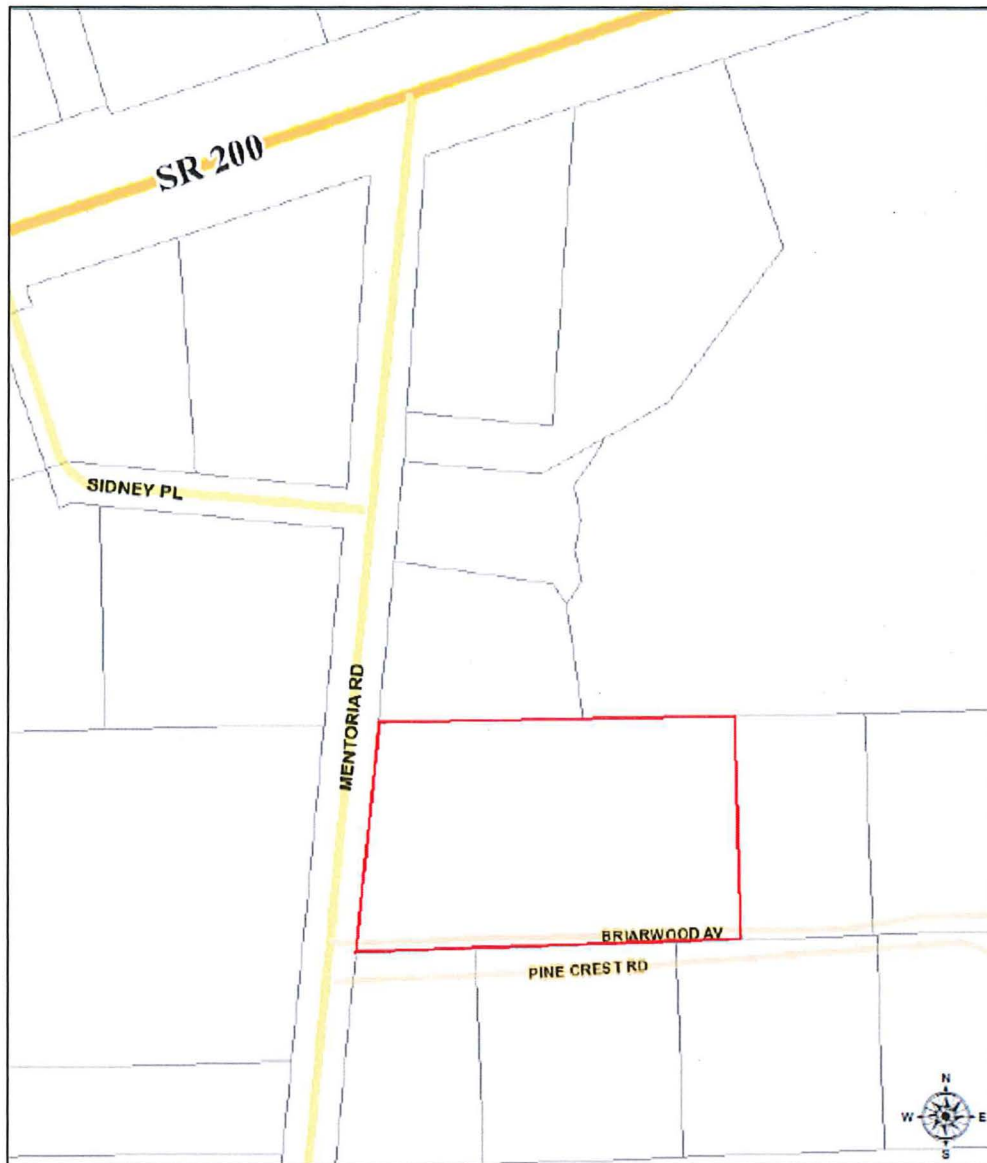
SECTION 2. PROPERTY RECLASSIFIED.

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 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 Bhavani Ventures LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 06-2N-27-0000-0005-0010



LEGAL DESCRIPTION

A portion of government lot 3 of fractional Section 6, Township 2 North, Range 27 east, Nassau County, Florida.

Being also a portion of the lands described in Official Records Book 239, Page 400, of the public records of Nassau County, Florida and all of the lands described in Official Records Book 436, Page 796 of the public records of Nassau County, Florida, being more Particularly described as follows:

For a point of reference commence at the northwest corner of fractional Section 6, Township 2 North, Range 27 East, Nassau County, Florida; thence North $89^{\circ}21'30''$ East, along the north line of said fractional Section 6, a distance of 935.25 feet to where said north line of fractional Section 6 is intersected by the easterly right-of-way line of Mentoria Road (a 66.0 foot right-of-way) for the point of beginning.

From the point of beginning thus described continue North $89^{\circ}21'30''$ East, along the north line of said fractional Section 6, a distance of 438.04 feet to intersect the west line of lands described in Official Records Book 705, Pages 265 & 266, of the public records of Nassau County, Florida; thence South $01^{\circ}42'30''$ East, along said west line, a distance of 273.58 feet to intersect the south line of lands described in Official Records Book 239, Page 400 of the public records of Nassau County, Florida; thence South $88^{\circ}24'30''$ West along said south line, a distance of 475.97 feet to intersect the easterly right-of-way line of Mentoria Road (a 66.0 foot right-of-way); thence North $06^{\circ}00'10''$ East along said easterly right-of-way line, a distance of 283.33 feet to the point of beginning.

The south 30.0 feet of the foregone described land is subject to an easement for ingress & egress.

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 NOVEMBER, 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
11.27.18

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



MICHAEL S. MULLIN,
County Attorney