

ORDINANCE 2019 - 09

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.48 ACRE OF REAL PROPERTY LOCATED ON THE WEST SIDE OF MARY AVENUE, BETWEEN JULIA STREET AND AMELIA ISLAND PARKWAY, FROM COMMERCIAL (COM) TO HIGH DENSITY RESIDENTIAL (HDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jerome Way, John & Kimberly Clemons, and Robert Rowell are the owners of three parcels comprising 0.48 acres identified as Tax Parcel Nos. 00-00-30-0820-0010-0010, 00-00-30-0820-0010-0020, and 00-00-30-0820-0010-0040 by virtue of Deed recorded at O.R. 1535, page 611, O.R. 2188, page 781, and O.R. 1940, page 330, of the Public Records of Nassau County, Florida; and

WHEREAS, Jerome Way, John & Kimberly Clemons, and Robert Rowell have authorized the Board of County Commissioners to file Application CPA19-003 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Jerome Way, John & Kimberly Clemons, and Robert Rowell have 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 April 2, 2019 and voted to recommend approval of CPA19-003 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 April 8, 2019; 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.01.04 (A-G), FL.08.01 and CI.02.01.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) to High Density Residential (HDR) 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 Jerome Way, John & Kimberly Clemons, and Robert Rowell and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 00-00-30-0820-0010-0010, 00-00-30-0820-0010-0020, and 00-00-30-0820-0010-0040



LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, situate, lying and being in Lot 10 of the Subdivision of Surher Tract, as in Deed Book 39, Page 289, Public Records of Nassau County, Florida, and being in Section 18, Township 2 North, Range 28 East, and being further described by metes and bounds as follows:

Beginning at the Southwest corner of Lot 10 in Block 18 of Section 2 of the American Beach Subdivision, as recorded in Plat Book 3, Page 6, of the Public Records of said Nassau County; thence go West for 60 feet to the point of beginning, at the Northwesterly intersection of Mary Avenue and Julia Street, both of which now have 60 foot rights of way; thence continue West, along Northerly right of way of Julia Street for 100 feet; thence go North for 100 feet; thence go East for 100 feet; thence go South, along the now existing Westerly right of way of Mary Avenue, for 100 feet, to the point of beginning.

A portion of Lots 9 and 10, SUHRER TRACT SUBDIVISION; all that certain lot, piece, parcel of land, situate, lying and being in Section 18, Township 2 North, Range 28 East, Nassau County, Florida and being further more particularly described as follows:

For a point of reference, commence at the intersection of the Northerly Right-of-Way line of Julia Street, a 60 foot Right-of-Way as now established, with the Westerly Right-of-Way of Mary Street, a 60 foot Right-of-Way as now established; run thence North $01^{\circ}27'14''$ West along the Westerly Right-of-Way line of said Mary Street a distance of 100 feet to the Point of Beginning. From the Point of Beginning thus described, continue North $01^{\circ}27'14''$ West along said Westerly Right-of-Way line, a distance of 100 feet; thence South $88^{\circ}47'45''$ West, parallel to said Julia Street, a distance of 100 feet; thence South $01^{\circ}27'14''$ East parallel to the Westerly Right-of-Way line of said Mary Street, a distance of 100 feet; thence North $88^{\circ}47'45''$ East, parallel to said Julia Street, a distance of 100 feet to the Point of Beginning.

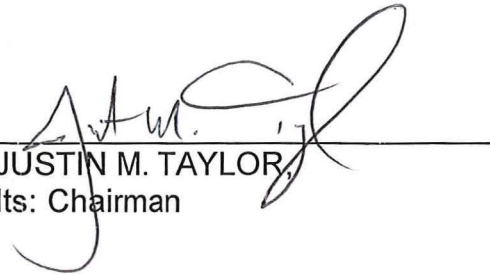
SECTION 4. EFFECTIVE DATE.

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 APRIL, 2019.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

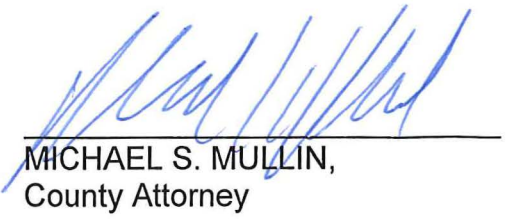

JUSTIN M. TAYLOR,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
04.09.19

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


MICHAEL S. MULLIN,
County Attorney