

ORDINANCE 2019 - 35

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 7.78 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF FLORA PARKE CROSSING, BETWEEN AMELIA CONCOURSE AND FLORA PARKE BLVD., FROM MEDIUM DENSITY RESIDENTIAL (MDR) AND COMMERCIAL (COM) TO COMMERCIAL (COM); AND CONSERVATION I (CSV I) PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, AB Flora Parke, Inc. is the owner of one parcel comprising 7.78 acres identified as Tax Parcel No. 25-2N-28-0000-0002-1450 by virtue of Deed recorded at O.R. 2299, page 1727 of the Public Records of Nassau County, Florida; and

WHEREAS, AB Flora Parke, Inc. has authorized Gillette & Associates, Inc. to file Application CPA19-010 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, AB Flora Parke, 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 public notice conducted a public hearing on December 3, 2019 and voted to recommend approval of CPA19-010 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that the reclassification 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 December 9, 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.01.02(C) and FL.01.04.

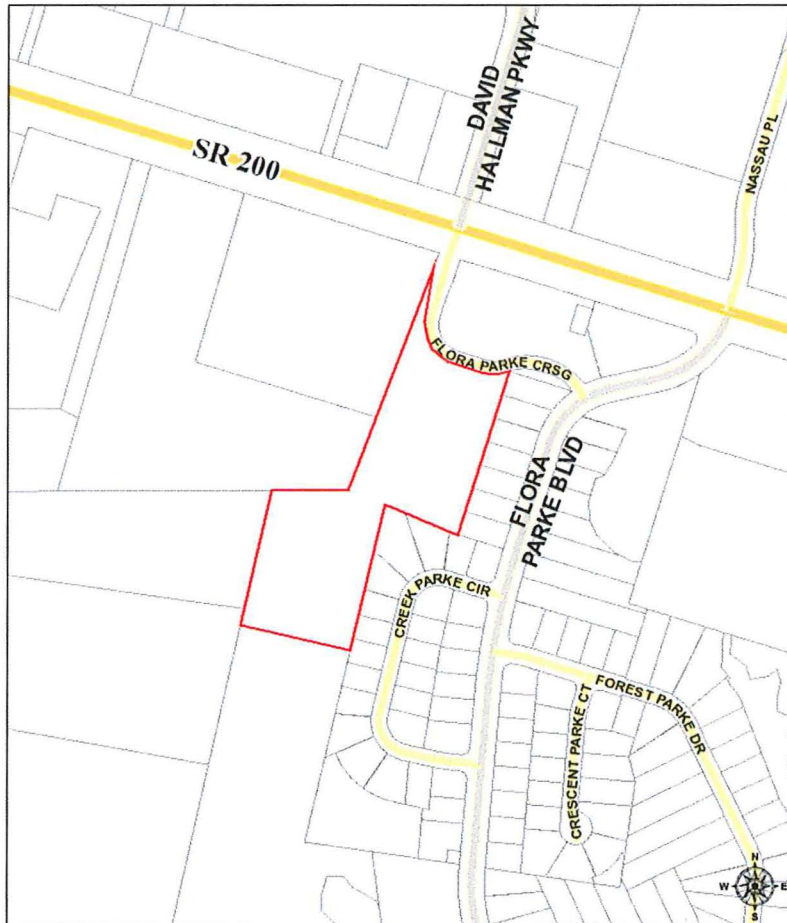
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Medium Density Residential (MDR) and Commercial (COM) to Commercial (COM) and Conservation I (CSV I) 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 AB Flora Parke, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 25-2N-28-0000-0002-1450



LEGAL DESCRIPTION

Commercial (COM):

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Begin at a found 1/2" Iron Pipe, Stamped "R. Miller LB 5189" at the Northwesterly corner of Lot2, Flora Parke, as recorded in Plat Book 6, Pages 137, 138 and 139 of the Public Records of said Nassau County, Florida; thence run the following three courses along the Westerly, Northerly and Westerly boundary of said Flora Parke; (1) Thence South 17°13'01" West, a distance of 525.00 feet; (2) Thence North 68°08'24" West, a distance of 248.07 feet, (3) Thence South 13°23'14" West, a distance of 460.00 feet; Thence North 76°36'46" West, departing from said Westerly boundary line of the subdivision of Flora Parke and along the North boundary of Flora Parke Un28, as recorded in Plat Book 6, Pages 255, 256, 257 and 258 of the Public Records of said Nassau County, a distance of 346.96 feet to the Northwest corner of said Flora Parke Unit 2B; Thence North 12°46'05" East, a distance of 422.94 feet to a point on the Southerly line of lands now or formerly of Joseph S. Lee; Thence South 89°54'37" East, a distance of 236.02 feet to a point on the Easterly line of lands now or formerly of Joseph S. Lee; Thence North 21°16'27" East along last said line, and then along the Easterly line of the remainder of lands now or formerly of William H. and Pauline F. Ahrendt, as recorded in Official Records Book 402, Page 616 of the Public Records of said Nassau County, a distance of 726.80 feet to a point situate on the southerly line of those certain lands depicted for public purposes, aforesaid line being the same line as the southerly right of way line of Flora Parke Crossing as recorded in Official Records Book 1858, Page 909 of the Public Records of Nassau County; Thence along said right of way of Flora Parke Crossing the following eight courses; (1) Thence South 66°44'35" East, a distance of 3.45 feet to a 1/2" Iron Pipe, stamped 'LB 7080'; (2) Thence South 11°51'50" West, a distance of 155.36 feet to a 112" Iron Pipe, stamped 'LB 7080', said point being to a point of curvature of a curve concave easterly and having a radius of 50.00 feet; (3) Thence southwesterly along the arc of said curve a distance of 16.89 feet, said arc being subtended by a chord bearing and distance of South 01°02'57" West 18.78 feet to a 1/2" Iron Pipe, stamped 'LB 7080', said point being to a point of tangency; (4) Thence South 09°45'56" East a distance of 29.18 feet to a 112" Iron Pipe, stamped 'LB 7080', said point being to a point of curvature of a curve concave northeasterly and having a radius of 125.00 feet; (5) Thence southeasterly along the arc of said curve 130.22 feet, said arc being subtended by a chord bearing and distance of South 42°43'23" East 124.41 feet to a 1/2" Iron Pipe, Stamped 'LB 7080', said point being to a point of tangency; (6) Thence South 72°35'15" East, a distance 89.36 feet to a 112" Iron Pipe, Stamped 'LB 7080', said point being to a point of curvature of a curve concave northerly and having a radius of 125.00 feet; (7) Thence northeasterly along the Arc of said curve a distance of 76.35 feet, said arc being subtended by a chord bearing and distance of North 89°54'12" East, 75.17 feet to a 112" Iron Pipe, Stamped 'LB 7080', said point being to a point of tangency; (8) Thence North 72°23'39" East a distance of 13.25 feet to the Point of Beginning.

Less and except the following:

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County, Florida; Thence South 21°18'27" West, along the Northwesterly line of said lands, a distance of 728.80 feet; Thence North 89°54'37" West, a distance of 43.70 feet to the Point of Beginning;

Thence South 08°23'40" West, a distance of 469.39 feet to a point on the North line of Tract "B", Flora Parke Unit 2B, as recorded in Plat Book 6, Pages 255, 256, 257 and 258 of the Public Records of said Nassau County; Thence North 76°36'46" West, along said North line, a distance of 225.39 feet to the Northwest corner of aforesaid Flora Parke Unit 2B; Thence North 12°46'05" East, a distance of 422.94 feet to a point on the Southerly line of lands now or formerly of Joseph S. Lee; Thence South 89°54'37" East, along the last said line, a distance of 194.32 feet to the Point of Beginning.

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County, Florida; Thence South 21°18'27" West, along the Northwesterly line of said lands, a distance of 633.86 feet to the Point of Beginning;
Thence North 72°58'27" East, departing said Northwesterly line, a distance of 32.55 feet; Thence South 17°30'31" West, a distance of 67.52 feet; Thence North 75°48'51" West, a distance of 30.24 feet to the aforementioned Northwesterly line of Lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County; Thence North 21°18'27" East, along last said line, a distance of 50.93 feet to the Point of Beginning.

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County, Florida; Thence South 21°18'27" West, along the Northwesterly line of said lands, a distance of 528.67 feet to the Point of Beginning;
Thence North 73°32'10" East, departing said Northwesterly line, a distance of 23.46 feet; Thence South 35°41'51" West, a distance of 12.37 feet; Thence South 63°18'57" West, a distance of 23.12 feet to the aforementioned Northwesterly line of Lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County; Thence North 21°18'27" East, along last said line, a distance of 14.79 feet to the Point of Beginning.

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County, Florida; Thence South 21°18'27" West, along the Northwesterly line of said lands, a distance of 53.87 feet to the Point of Beginning;
Thence South 06°51'57" West, a distance of 34.33 feet; Thence South 22°16'07" West, a distance of 123.46 feet; Thence South 07°24'38" East, a distance of 25.25 feet; Thence South 16°57'30" East, a distance of 30.83 feet; Thence South 31°39'32" East, a distance of 35.63 feet; Thence South 17°26'28" West, a distance of 159.39 feet; Thence South 64°51'02" West, a distance of 50.46 feet; Thence North 12°03'50" West, a distance of 76.63 feet to the aforementioned Northwesterly line of Lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County; Thence North 21°18'27" East, along last said line, a distance of 356.11 feet to the Point of Beginning.

Containing 5.25 acres, more or less

LEGAL DESCRIPTION

Conservation I (CSV I)

Conservation Easement #1

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County, Florida; Thence South 21°18'27" West, along the Northwesterly line of said lands, a distance of 728.80 feet; Thence North 89°54'37" West, a distance of 43.70 feet to the Point of Beginning;

Thence South 08°23'40" West, a distance of 469.39 feet to a point on the North line of Tract "B", Flora Parke Unit 2B, as recorded in Plat Book 6, Pages 255, 256, 257 and 258 of the Public Records of said Nassau County; Thence North 76°36'46" West, along said North line, a distance of 225.39 feet to the Northwest corner of aforesaid Flora Parke Unit 2B; Thence North 12°46'05" East, a distance of 422.94 feet to a point on the Southerly line of lands now or formerly of Joseph S. Lee; Thence South 89°54'37" East, along the last said line, a distance of 194.32 feet to the Point of Beginning.

Containing 92,789.60 square feet and/or 2.13 acres more or less.

Conservation Easement #2

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County, Florida; Thence South 21°18'27" West, along the Northwesterly line of said lands, a distance of 633.86 feet to the Point of Beginning;

Thence North 72°58'27" East, departing said Northwesterly line, a distance of 32.55 feet; Thence South 17°30'31" West, a distance of 67.52 feet; Thence North 75°48'51" West, a distance of 30.24 feet to the aforementioned Northwesterly line of Lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County; Thence North 21°18'27" East, along last said line, a distance of 50.93 feet to the Point of Beginning.

Containing 1669.53 square feet and/or 0.04 acres more or less

Conservation Easement #3

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County, Florida; Thence South 21°18'27" West, along the Northwesterly line of said lands, a distance of 528.67 feet to the Point of Beginning;

Thence North 73°32'10" East, departing said Northwesterly line, a distance of 23.46 feet; Thence South 35°41'51" West, a distance of 12.37 feet; Thence South 63°18'57" West, a distance of 23.12 feet to the aforementioned Northwesterly line of Lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County; Thence North 21°18'27" East, along last said line, a distance of 14.79 feet to the Point of Beginning.

Containing 203.36 square feet and/or 0.00 acres more or less.

Conservation Easement #4

A Portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County, Florida; Thence South 21°18'27" West, along the Northwesterly line of said lands, a distance of 53.87 feet to the Point of Beginning;
Thence South 06°51'57" West, a distance of 34.33 feet; Thence South 22°16'07" West, a distance of 123.46 feet; Thence South 07°24'38" East, a distance of 25.25 feet; Thence South 16°57'30" East, a distance of 30.83 feet; Thence South 31°39'32" East, a distance of 35.63 feet; Thence South 17°26'28" West, a distance of 159.39 feet; Thence South 64°51'02" West, a distance of 50.46 feet; Thence North 12°03'50" West, a distance of 76.63 feet to the aforementioned Northwesterly line of Lands described and recorded in Official Records Book 2299, Page 1727 of the Public Records of said Nassau County; Thence North 21°18'27" East, along last said line, a distance of 356.11 feet to the Point of Beginning.

Containing 15,350.90 square feet and/or 0.35 acres more or less.

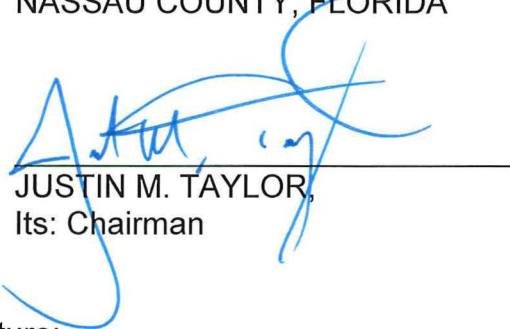
SECTION 4. EFFECTIVE DATE.

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 9th DAY OF December, 2019.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



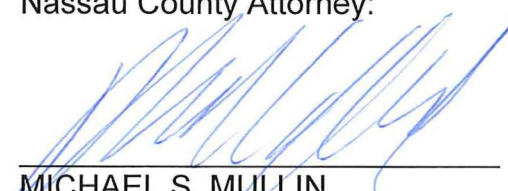
JUSTIN M. TAYLOR,
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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



MICHAEL S. MULLIN,
County Attorney