

ORDINANCE 2020 -08_____

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 3.1 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF AMELIA ROAD, BETWEEN AMELIA ISLAND PARKWAY AND KENNETH COURT, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Art Sanchez, Inc. is the owner of one parcel comprising 3.1 acres identified as Tax Parcel No. 00-00-30-044B-0104-0000 by virtue of Deed recorded at O.R. 2260, Page 30 of the Public Records of Nassau County, Florida; and

WHEREAS, Art Sanchez, Inc. has filed Application CPA20-001 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Art Sanchez, 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 January 21, 2020 and voted to recommend approval of CPA20-001 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 February 10, 2020; 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) 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 Art Sanchez, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 00-00-30-044B-0104-0000



LEGAL DESCRIPTION

A part of Lot 104, Ocean Breeze Farms, as recorded in Plat Book 2, Page 19, of the Public Records of Nassau County, Florida, being more particularly described as follows:

Begin at the Northwest corner of said Lot 104, thence South 01°37' 00" West, along the Westerly line of said Lot, a distance of 181.50 feet; thence South 88°23' 00" East, along the Southerly line of said Lot, a distance of 718.87 feet; thence North 01°35' 00" East, along the Easterly line of Lot, a distance of 9.0 feet to a point on the Southwesterly right-of-way line of State Road 105-A, (a 100.0 foot right-of-way as now established); said point lying on a curve to the right being concave Northeasterly and having a radius of 368.31 feet; thence along said right-of-way curve an arc distance of 149.49 feet to the point of tangency of said curve; thence North 01°35' 00" East, along said right-of-way line, a distance of 27.08 feet to a point on the Northerly line of aforementioned Lot 104; thence North 88°23' 00" West, along said Northerly Lot line, a distance of 688.90 feet to the Point of Beginning.

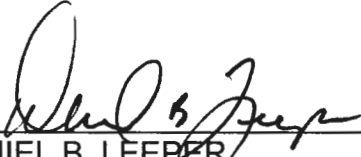
Parcel Identification Number: 00-00-30-044B-0104-0000

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.

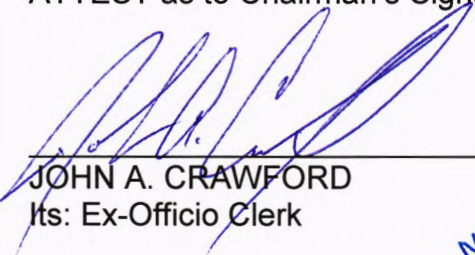
PASSED AND ADOPTED THIS 10th **DAY OF** February, **2020.**

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



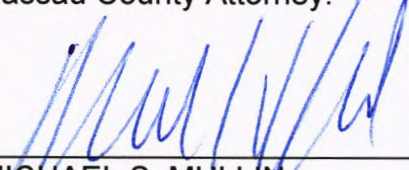
DANIEL B. LEEPER,
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk
*MES
02-13-20*

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



MICHAEL S. MULLIN,
County Attorney