

ORDINANCE 2022 - 013

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 112.13 ACRES OF REAL PROPERTY LOCATED SOUTH OF WILLIAM BURGESS BOULEVARD, FROM AGRICULTURE (AGR) TO TRANSECT DISTRICTS DEFINED IN THE WILLIAM BURGESS DISTRICT CONTEXT AND CONNECTIVITY BLUEPRINT AS T-3.5 URBAN TRANSITIONAL ZONE, T-3 SUBURBAN ZONE, T-2.5 RURAL TRANSITIONAL ZONE, AND T-1 CONSERVATION ZONE; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, DCOUSINS, LLC and DJG, Inc. is the owner of three parcels comprising approximately 112.13 acres identified as Tax Parcel Nos. 20-2N-27-0000-0002-0000, 17-2N-27-0000-0003-0000 and 18-2N-27-0000-0001-0010 by virtue of Deed recorded at O.R. 1828, page 47 of the Public Records of Nassau County, Florida; and

WHEREAS, DCOUSINS, LLC and DJG, Inc. authorized Gregory Matovina, Matovina & Company to file Application CPA21-007 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, DCOUSINS, LLC and DJG, 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 March 15, 2022 and voted to recommend approval of CPA21-007 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 June 13, 2022; 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, FL.08.01, CI.02.01, FL.01.02(l) and FL.02.05.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 and shown on Exhibit A is reclassified from Agriculture (AGR) to Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-3.5 Urban Transitional Zone, T-3 Suburban Zone, T-2.5 Rural Transitional Zone, and T-1 Conservation Zone on the Future Land Use Map of Nassau County. The Planning 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 D DCOUSINS, LLC and DJG, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

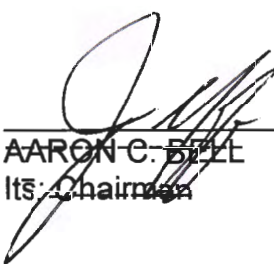

Parcel #s 20-2N-27-0000-0002-0000, 17-2N-27-0000-0003-0000 and
18-2N-27-0000-0001-0010

SECTION 4. EFFECTIVE DATE.

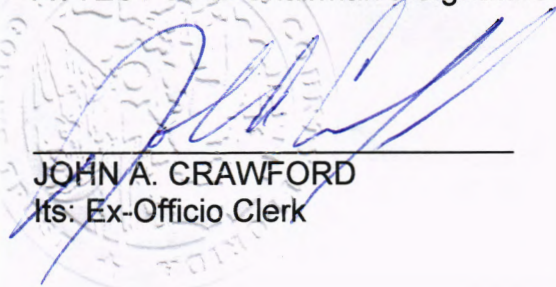
The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

PASSED AND ADOPTED THIS 13TH DAY OF JUNE, 2022.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

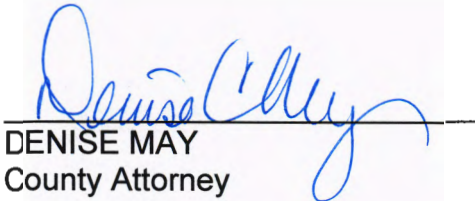
	
AARON C. BILL	Jeff Gray
Its: Chairman	Vice Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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



DENISE MAY
County Attorney

Exhibit A

