

ORDINANCE 2022 - 02

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 44.76 ACRES OF REAL PROPERTY ON THE WEST SIDE OF U.S. HWY. 17, BETWEEN THE FLORIDA/GEORGIA STATE LINE AND LEISURE WAY, FROM COMMERCIAL (COM) TO AGRICULTURE (AGR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Crawford Ridge LLC is the owner of two parcels comprising 44.76 acres identified as Tax Parcel Nos. 27-4N-26-0000-0001-0000 and 27-4N-26-0000-0002-0000 by virtue of Deed recorded at O.R. 2344, page 391 of the Public Records of Nassau County, Florida; and

WHEREAS, Crawford Ridge LLC has authorized Rogers Towers, P.A. to file Application CPA21-006 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Crawford Ridge LLC 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 public notice conducted a public hearing on January 4, 2022 and voted to recommend approval of CPA21-006 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 14, 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.01.02(A) and FL.01.04.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) to Agriculture (AGR) 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 Crawford Ridge LLC and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 27-4N-26-0000- 0001-0000 and 27-4N-26-0000- 0002-0000



LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 1 AND 2, LYING WITHIN SECTION 27, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU, STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

A ROUGHLY TRIANGULAR SHAPED PARCEL OF LAND, BOUNDED ON THE NORTH BY THE ST MARY'S RIVER, ON THE WEST BY THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 17, AND ON THE EAST BY LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 857, PAGE 705, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS ALL THAT PORTION OF NATHANIEL WILDE GRANT LYING EAST OF THE SEABOARD AIRLINE RAILROAD (NOW CSX) BEING IN SECTION 41, TOWNSHIP 4 SOUTH, RANGE 26 EAST, EXCLUSIVE OF HIGHWAY RIGHT OF WAY, LESS AND EXCEPT ANY PART LYING IN OFFICIAL RECORDS BOOK 955, PAGE 650, OF THE PUBLIC RECORDS OF SAID COUNTY

PARCEL TWO

A PARCEL OF LAND BEING THE SAME LANDS AS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 644, PAGE 766, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND FURTHER DESCRIBED AS ALL OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA

LESS AND EXCEPT

- A) APPROXIMATELY SIX ACRES (6.0 ACRES) OWNED AND OCCUPIED BY SEABOARD AIRLINE RAILROAD COMPANY (NOW CSX) AS RIGHT OF WAY.
 B) LANDS OWNED AND OCCUPIED BY THE STATE OF FLORIDA, NASSAU COUNTY, OR THE FEDERAL GOVERNMENT FOR COASTAL HIGHWAY/U.S. HIGHWAY 17 RIGHT OF WAY.
 C) THE REAL PROPERTY DESCRIBED IN WARRANTY DEED GIVEN TO CARSON L. CHRISTIAN, *o/w/o* CARSON CHRISTIAN AND LENA C. CHRISTIAN HIS WIFE TO EZELL INVESTMENT CO., DATED OCTOBER 19, 2000 AND RECORDED OCTOBER 24, 2000 IN OFFICIAL RECORDS BOOK 955, PAGE 650, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL THREE

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT A POINT ON THE ST MARY'S RIVER SAID POINT BEING THE NORTHEAST CORNER OF SECTION 41 AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND RUN THENCE ALONG THE SECTION LINE SOUTH 22°30'00" WEST, A DISTANCE OF 1,400.00 FEET MORE OR LESS TO A POINT WHERE THE SECTION LINE INTERSECTS WITH THE EASTERLY RIGHT OF WAY LINE OF SAID COASTAL HIGHWAY/ U.S. HIGHWAY 17; RUN THENCE SOUTH 05°00'00" EAST, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 640.00 FEET MORE OR LESS TO A POINT, RUN THENCE SOUTH 67°30'00" EAST, FOR A DISTANCE OF 360.00 FEET MORE OR LESS TO A POINT; RUN THENCE NORTH 09°00'00" EAST, FOR A DISTANCE OF 2,060.00 FEET MORE OR LESS TO A POINT ON THE BANK OF THE ST MARY'S RIVER; RUN THENCE WESTERLY ALONG THE RIVER BANK, A DISTANCE OF 47.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.
 BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 831, PAGE 1104 OF THE PUBLIC RECORDS OF SAID COUNTY.

LESS AND EXCEPT ANY PORTION IN SAID RIGHT OF WAY AND LESS AND EXCEPT THOSE PORTIONS AS CONVEYED IN OFFICIAL RECORDS BOOK 955, PAGE 650 AND OFFICIAL RECORDS BOOK 2088, PAGE 1934 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

PARCELS ONE, TWO AND THREE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PORTION OF SECTIONS 27 AND 41, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 01°30'24" WEST, ALONG THE EAST LINE OF SAID SECTION 27, 3,363.00 FEET MORE OR LESS TO THE WATERS OF THE SOUTH BANK OF THE ST MARYS RIVER; THENCE WESTERLY ALONG THE MEANDRINGS OF THE WATERS OF THE SOUTH BANK OF THE ST MARYS RIVER 418.00 FEET MORE OR LESS TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1053, PAGE 233 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 01°28'34" WEST, ALONG THE EASTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1053, PAGE 233, 1,873.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 1053, PAGE 233; THENCE NORTH 85°7'04" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1053, PAGE 233, 75.70 FEET TO AN ANGLE POINT IN SAID BOUNDARY, THENCE NORTH 74°02'03" WEST, ALONG SAID SOUTHERLY BOUNDARY 212.78 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO 5, U.S. HIGHWAY 17; THENCE SOUTH 01°28'34" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17, 643.77 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1,332.69 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND AFORESAID EASTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 815.00 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°07'52" EAST, 802.36 FEET; THENCE SOUTH 33°35'20" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17, 164.80 FEET TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SECTION 27; THENCE NORTH 88°58'28" EAST, ALONG SAID SOUTHERLY BOUNDARY OF SECTION 27, 534.94 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27 AND 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 14TH DAY OF FEBRUARY, 2022.

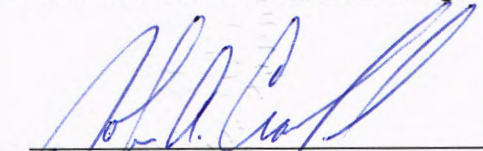
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



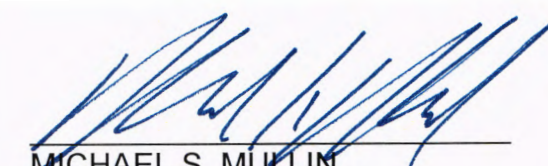
AARON C. BELL,
Its: Chairman

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



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 23, 2022

Honorable John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Attention: Heather Nazworth

Dear Mr. Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2022-02, which was filed in this office on February 23, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb