

ORDINANCE 2023 - 025

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 4.15 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF US 1, BETWEEN COSMO TRAIL AND BOSSMAN LANE, FROM COMMERCIAL (COM) TO MEDIUM DENSITY RESIDENTIAL (MDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Nassau County Board of County Commissioners is empowered to adopt Ordinances pursuant to Chapter 125.66, Florida Statutes; and

WHEREAS, Chapter 163, Part II, Florida Statutes, the Community Planning Act (the “Act”), empowers and requires the Nassau County Board of County Commissioners to: (a) plan for the County’s future development and growth; (b) adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations or elements thereof; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, the Nassau County Planning and Zoning Board has been established and designated as the Local Planning Agency (“LPA”) for unincorporated Nassau County, Florida, pursuant to section 163.3174, Florida Statutes; and

WHEREAS, the LPA and the Board have in the preparation of the amendments to the Nassau County Comprehensive Plan 2010-2030 performed or caused to be performed the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings as necessary, and have effectively provided for public participation, notice, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, communication programs, information services, considerations of, and response to, public and official comments; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163 Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS.

The FLUM amendment is based upon the following Findings of Fact:

- a) The FLUM amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- b) Hammage & Skeet LLC is the owner of one parcel comprising 4.15 acres identified as Tax Parcel No. 15-3N-24-2320-0017-0030 by virtue of Deed recorded at O.R. 1473, page 1633 of the Public Records of Nassau County, Florida.
- c) Hammage & Skeet LLC has authorized the Nassau County Planning Department to file Application CPA22-009 to change the Future Land Use Map classification of the land described herein.
- d) Hammage & Skeet LLC has not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months.
- e) The FLUM amendment is consistent with the applicable sections of the Nassau County Land Development Code and Comprehensive Plan.
- f) The FLUM complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policy FL.01.04.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) to Medium Density Residential (MDR) 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 Hammage & Skeet LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 15-3N-24-2320-0017-0030



LEGAL DESCRIPTION

ALL THAT PORTION OF LOTS SEVENTEEN (17) AND EIGHTEEN (18) OF JOSEPH DUNNS FRUIT AND TRUCK FARM THAT LIES SOUTHWESTERLY OF AND ADJACENT TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, (A ONE HUNDRED FIFTY (150.0) FOOT RIGHT OF WAY) ; SECTION FIFTEEN (15), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-FOUR (24) EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "8-10", PAGE 48.


TOGETHER WITH A 1966 SINGLEWIDE GRAT MOBILE HOME ID #4FB6012F3N8833 ; A 1970 SINGLEWIDE MANA MOBILE HOMES ID #0609652967 ; A 1970 SINGLEWIDE TROP MOBILE HOME ID #6012TCKR12184 ; A 1971 SINGLEWIDE BUDD MOBILE HOME ID #BF3207E ; A 1972 SINGLEWIDE CHAN MOBILE HOME ID #0439823956D.

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.

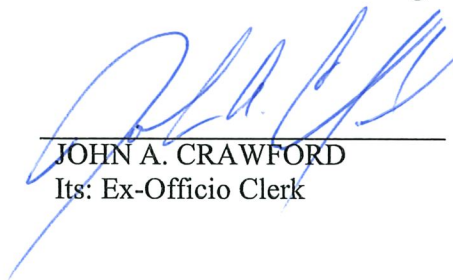
ADOPTED THIS 24th DAY OF July, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY
COMMISSIONERS NASSAU
COUNTY, FLORIDA



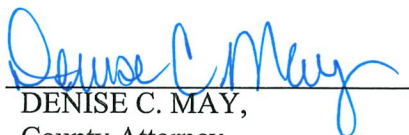
KLYNT A. FARMER
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:



DENISE C. MAY,
County Attorney



RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 26, 2023

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

Attention: Melissa Lucey

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2023-025, which was filed in this office on July 26, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

Melissa Lucey

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Monday, July 31, 2023 11:48 AM
To: Melissa Lucey
Subject: *EXTERNAL*: RE: Nassau County, FL Code of Ordinances - 2023(11325) OrdBank

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have received your files.

Thank you and have a nice day.

Ords Administrator
Municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to Municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

SVj (she/her/hers)

Production Support Specialist Supplement Department • **CivicPlus**
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Powering and Empowering Local Governments

From: Melissa Lucey <mlucey@nassauclerk.com>
Sent: Wednesday, July 26, 2023 1:41 PM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Cc: Heather Nazworth <hnazworth@nassauclerk.com>
Subject: Ordinance Nos. 2023-021, 2023-022, 2023-024, 2023-025, 2023-026, and 2023-027

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2023-021, 2023-022, 2023-024, 2023-025, 2023-026, and 2023-027 adopted by the Nassau County Board of County Commissioners in Regular Session on July 24, 2023. **Also, please provide a confirmation email.**

Please include these ordinances in the supplement. Thank you for your assistance in this matter.

On behalf of John A. Crawford, Ex-Officio Clerk