

ORDINANCE 2023 - 029

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE 2030 COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 8.0 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF US-1, BETWEEN SWEARINGEN ROAD AND KARA DRIVE, FROM AGRICULTURE (AGR) TO RECREATION (REC); 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) Samuel Angus Hoover is the owner of one parcel comprising 8.0 acres identified as Tax Parcel No. 05-3N-24-0000-0010-0020 by virtue of Deed recorded in O.R. book 2539, page 22 of the Public Records of Nassau County, Florida.
- c) Samuel Angus Hoover is authorized to file Application CPA23-004 to change the Future Land Use Map classification of the land described herein.
- d) Samuel Angus Hoover 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.

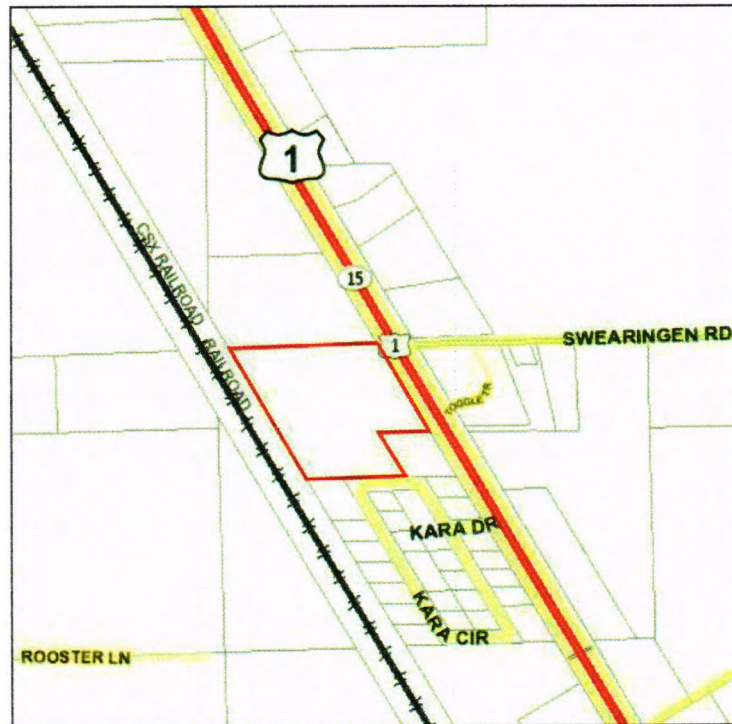
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Agriculture (AGR) to Recreation (REC) 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 Samuel Angus Hoover and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 05-3N-24-0000-0010-0020



LEGAL DESCRIPTION

All that portion of the northeast one-quarter of the Northwest one-quarter of section 5, township 3 north, range 24 east, Nassau County, Florida, that lies easterly of and adjacent to the easterly right of way line of seaboard coastline railroad and westerly and adjacent to the westerly right of way line to U.S. highway No. Excepting therefrom the southerly 757.41 feet of the above-described lands sold to W.S. Forbis. Being described in official record book 105, pages 582-583 both exception deeds being recorded in the public records of said county and state; being described as follows:

Begin at a point where the north line of said section 5 intersects with the southwesterly right of way line of U.S. Highway No. 1 (A 150 foot right of way) being found $\frac{1}{2}$ inch rebar, no cap encased in 1 inch metal pipe.

Thence S 31° 03' 15" E (Bearing basis for this deed) along the southwesterly right of way line aforesaid, a distance of 425.85 feet (deed) 438.65 feet (measured) to a found $\frac{1}{4}$ inch iron pipe, no cap at the northeast corner of the exception parcel per deed, official record book 744, pages 561-562 aforementioned.

Thence S 88° 51' 45" W (deed) S 88° 40' 21" W (measured) along the northerly line of aforesaid property, a distance of 235.00 feet (deed) 234.73 feet (measured) to a found $\frac{1}{4}$ inch iron pipe, no cap at the southwest corner of the aforesaid property and being a point on the northerly right of way line of the kara circle (a 60 foot right of way per deed).

Thence S 88° 51' 45" W (deed) S 88° 57' 22" W (measured) along the northerly right of way line aforesaid, a distance of 449.4 feet (deed) 450.74 feet (measured) to a found $\frac{1}{4}$ inch iron pipe, no cap at a point on the easterly right of way line seaboard coastline railroad (a 200 foot right of way per deed).

Thence N 31° 03' 15" W (deed) and measured) along the easterly right of way line aforesaid a distance of 673.55 feet (measured) to a point in the north line of section 5 aforementioned, being a $\frac{5}{8}$ inch rebar and cap, pls 5712.

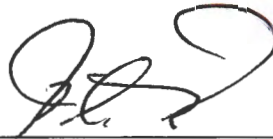
Thence N 88° 57' 23" E (measured) along the north line aforesaid, a distance of 685.71 feet (measured) to the point of beginning, containing 8.09 acres more or less.

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.

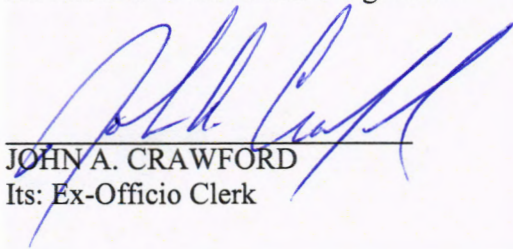
ADOPTED THIS 14th DAY OF August, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



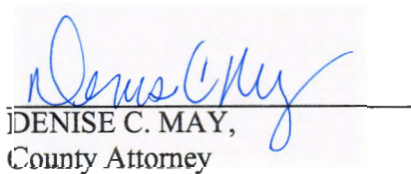
KLYNT A. FARMER
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:



DENISE C. MAY,
County Attorney



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 18, 2023

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

Attention: Heather Nazworth

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. 2023-029, which was filed in this office on August 18, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

Heather Nazworth

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Monday, August 21, 2023 9:03 AM
To: Heather Nazworth
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: Heather Nazworth <hnazworth@nassauclerk.com>
Sent: Friday, August 18, 2023 12:18 PM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Nassau County Ordinances

Gentlemen:

Enclosed please find a certified copy of Ordinance No. 2023-023,28,29,30,31, and 32 adopted by the Nassau County Board of County Commissioners in Regular Session on August 14, 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

Heather Nazworth
Chief Deputy Clerk Services/BOCC/VAB
Nassau County Clerk of the Circuit Court/Comptroller
76347 Veterans Way, Ste. 456
Yulee, FL 32097

Direct (904)548-4666
Toll Free (800) 958-3496
Fax (904) 548-4508
Email: hnazworth@nassauclerk.com
Website: www.nassauclerk.com

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