## ORDINANCE 2009-13

# AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ANNEXING ONE PARCEL OF LAND TOTALING 0.492 ACRES OF LAND OWNED BY RICHARD A. AND KIMBERLY CRAWFORD LOCATED AT 1220 SOUTH 14<sup>111</sup> STREET PARCEL NUMBER 00-00-31-1800-0266-0012; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Richard A. and Kimberly Crawford, owners of the property located at 1220 South 14<sup>th</sup> Street. Parcel Number 00-00-31-0266-0012 have applied for a voluntary annexation into the City of Fernandina Beach; and

WHEREAS, the Planning Advisory Board reviewed application AX 2009-13 at its June 10<sup>th</sup>, 2009 meeting and recommended approval; and

WHEREAS, the City Staff has reviewed such application and has found that the application bears the signatures of all the owners of the subject property, the parcel is contiguous to the City boundary, is reasonably compact, does not create an enclave, will be used for urban services, and the City will be able to deliver urban services such as water, sewer, garbage, police and fire without decreasing the level of service currently provided to City residents; and

WHEREAS, the City Attorney has rendered a legal opinion that upon review, the annexation petition meets the requirements of Chapter 171 Florida Statutes; and

WHEREAS, based on the Planning staff report, the City Commission finds that the application bears the signatures of all of the owners of the subject property, the subject property is contiguous to the municipal boundary, is reasonably compact; and

WHEREAS, after consideration of the application and evidence presented on such application thereon, the City Commission made the following findings:

- a. That the Commission is empowered under Chapter 171, Florida Statutes to approve a request for voluntary annexation.
- b. That the proposed annexation meets the requirements for voluntary annexation as required by Chapter 171.044 F.S., is contiguous to the municipal boundary, is reasonably compact, and does not create an enclave.
- c. That the petitioner agrees to file for a Future Land Use Map (FLUM) amendment and a change in zoning district designation within six (6) months from the date of the annexation being approved by the City Commission.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The following parcel of real property located 1220 South 14<sup>th</sup> Street containing a Parcel Number of 00-00-31-1800-0266-0012, as shown on the map attached hereto as Exhibit "A," is hereby annexed into the corporate limits of the City of Fernandina Beach, to wit:

SECTION 2. It is hereby deemed to be in the best interest of the City of Fernandina Beach that the land, above described, be annexed into and become a part of the City of Fernandina Beach. That upon adoption of this

Ordinance, the boundary lines for the corporate limits of the City of Fernandina Beach shall be redefined so as to include the real property described above.

SECTION 3. This Ordinance shall be published in the Fernandina Beach News Leader once each week for two (2) consecutive weeks, and that proof of publication of this Ordinance shall be filed herein prior to the final reading of this Ordinance.

SECTION 4. Upon publication of this Ordinance, the City Clerk is hereby instructed to provide a copy of the notice via certified mail to the Nassau County Board of County Commissioners.

SECTION 5. Upon the filing of the Proof of Publication and final adoption of this Ordinance, a copy of the same shall be filed with the Clerk of the Circuit Court of Nassau County, Florida, and a copy shall be forwarded to the Department of State, Tallahassee, Florida.

SECTION 6. SEVERABILITY: If any provision or portion of the Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of the Ordinance shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption.

ADOPTED this1st day of September, 2009.

CITY OF FERNANDIAN BEACH

Susan Hardee Steger Commissioner – Mayor

ATTEST:

Mary L. Mercer City Clerk

APPROVED AS TO FORM:

Tammi E. Bach City Attorney



- THIS INSTRUMENT ARED BY: The Law Offices of Jacobs & Associates, P.A.

961687 Gateway Blvd. Fernandian Bench, FL 32934

Q

. .

RECORD AND RETURN TO: The Law Offices of Jacobs & Associates, P.A. 961687 Gateway Blvd. Formandian Beach, FL 32834

RE PARCEL ID #: 00-00-31-1800-0266-0012

INSTR 6 200614557 OR BK 01405 PB8 0985-0950 RECORDED 84/24/2006 12128118 PH JOHN A. CRAWFORD CLERK OF CIRCUIT COURT HASSAU COUNTY, FLORIDA DOC TAX PD(F.S.201.02) 1,850.00 RECORDING FEES 18.50

## WARRANTY DEED

THIS WARRANTY DEED made this 18th day of April, 2006 by ETHEL LINDSLEY SKIDMORE, THE UNREMARRIED WIDOW OF KLEBER K. SKIDMORE, DECEASED, hereinafter referred to as Grantor, whether one or more, and whose address is 1743 Mosey Cypress Lane, Jackseaville, FL 32223, to RICHARD A. CRAWFORD AND KIMBERLY S. CRAWFORD, HUSBAND AND WIFE, hereinafter referred to as Grantee, whether one or more, and whose address is 1613 Lake Park Drive, Fernandian Beach, FL 32034

(Wherever used barein the term "granter" and "granter" undeds all the parties to this instrument and the legal representatives and assigns of individuals, and the successors and satisfies of corporations.)

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Nassau, State of Florida to wit:

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

THE SOUTH ONE-HALF (1/2) OF LOT ONE (1), BLOCK TWO-HUNDRED SIXTY-SIX (266), ACCORDING TO THE MAP OF THE NORTH END OF AMELIA ISLAND, SHOWING THE PLATS OF FERNANDINA AND OCEAN CITY, AS ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN AND IMPROVEMENT COMPANY IN 1887 AND 1991 AND ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF NASSAU COUNTY, FLORIDA, LESS THE WESTERN TWENTY (20) FEET CONVEYED FOR A RIGHT-OF-WAY.

SUBJECT TO taxes accruing subsequent to December 31, 2005. SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same. TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has signed and scaled these presents the day and year first above written.

Signed, sealed and delivered in our presence:

.مو النعلان astra. Cm ה: 🛦

Witne

Page 1 of 2

1 Hontak Shihume

Form software by: Automated Real Estate Services, Inc. - 200, 330 1295

File 2006102-CRAWFORD

Book1406/Page989 CFN#200614557

Page 1 of 2

### - STATE OF Florida COUNTY OF Nassan

The foregoing instrument was acknowledged before me this 18th day of April, 2006 by ETHEL LINDSLEY SKIDMORE. He/She/They have produced DA. LIC. as identification.

· ·

مرضور الداهاه

2

Alexandra and a second s

**..**.

Noticy Public, County and State Allyverity Notary Printed Signature

My commission expires:\_

Page 2 of 2 Form software by Automated Real Estate Services, Inc. - 800-330-1295

File: 2006102-CRAWFORD

Book1406/Page990 CFN#200614557



## **CERTIFIED MAIL**

Honorable John Crawford Nassau County Clerk of Courts 76347 Veteran's Way, Suite 456 Yulee, FL 32097

David Hallman, County Attorney Nassau County 96135 Nassau Place, Suite 6 Yulee, FL 3209

Ed Sealover, County Administrator Nassau County Board of County Commissioners 96160 Nassau Place Yulee, FL 32097

## Re: ANNEXATION 0.492 ACRES LOCATED AT 1220 SOUTH 14<sup>TH</sup> STREET, FERNANDINA BEACH

Dear Mr. Crawford, Mr. Hallman and Mr. Sealover:

On September 1, 2009, the City of Fernandina Beach City Commission approved Ordinance No. 2009-13 on second reading and public hearing annexing the above-referenced track of land located at 1220 South 14<sup>th</sup> Street, Fernandina Beach totaling 0.492 acres of land owned by Richard A. and Kimberly Crawford. Attached, for your review is Ordinance No. 2009-13, including the legal description and a map showing the area of annexation.

If you have any questions, please do not hesitate to call.

Sincerely,

CITY OF FERNANDINA BEACH

Mary I. Moran

Mary L. Mercer City Clerk

Attachments: Ordinance No. 2008-13 Legal Description Map