

**ORDINANCE 2018 - 03**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 1.23 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US 1 BETWEEN MURRHEE ROAD AND SWEARINGEN ROAD, FROM COMMERCIAL (COM) AND AGRICULTURE (AGR) TO AGRICULTURE (AGR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Patricia Ellen Hall et al are the owners of one parcel comprising 1.23 acre identified as Tax Parcel # 32-4N-24-0000-0004-0000 by virtue of Deed recorded at O.R. 1492 , page 797 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Patricia Ellen Hall et al have authorized John M. Seldomridge to file Application CPA17-010 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Patricia Ellen Hall et al 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 notice conducted a public hearing on December 19, 2017 and voted to recommend approval of CPA17-010 to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that such rezoning 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 January 8, 2018; 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), ED.05.02, FL.03.02, and FL.08.01.

**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Commercial (COM) and Agriculture (AGR) 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 Patricia Ellen Hall et al and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

32-4N-24-0000-0004-0000



## LEGAL DESCRIPTION

Starting at the Southwest corner of the Northeast quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section Thirty-Two (32), Township Four (4) North, Range Twenty-Four (24) East and running along the South line of said Northeast quarter of the Southwest Quarter (NE 1/4 of SE 1/4) to where same intersects the East line of the right-of-way of the Dixie Highway, otherwise known as U.S. Highway #1; thence in the Northwesterly direction along the right-of-way line of said highway for a distance of Ten (10) feet, which point is the point of beginning of the land herein conveyed. Thence in a Northwesterly direction along the right-of-way line of said highway for a distance of Two hundred, Ninety-five (295) feet; thence in an Easterly direction and parallel with the South line of the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) for a distance of Two hundred, Fifty (250) feet; thence in a Southeasterly direction and parallel with the Dixie Highway, otherwise known as U.S. Highway #1, for a distance of Two Hundred (200) feet; thence in a Southwesterly direction to the point of beginning of the land herein conveyed.

**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 8th DAY OF January, 2018.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



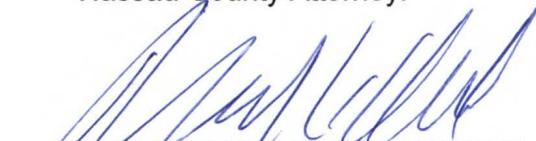
PAT EDWARDS,  
Its: Chairman

ATTEST as to Chairman's Signature:

  
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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
01-09-18

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

  
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MICHAEL S. MULLIN,  
County Attorney