

ORDINANCE 2019 - 17

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 9.11 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF AMELIA CONCOURSE, WEST OF OLD NASSAUVILLE ROAD BETWEEN FRANK WARD ROAD AND TERRA COTTA LANE, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO HIGH DENSITY RESIDENTIAL (HDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Nassau 1 Amelia LLC is the owner of a portion of a parcel comprising 9.11 acres identified as part of Tax Parcel #29-2N-28-0000-0004-0010 by virtue of Deed recorded at O.R. 2222, page 1058 of the Public Records of Nassau County, Florida; and

WHEREAS, Nassau 1 Amelia LLC has authorized Prosser, Inc. to file Application CPA18-003 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Nassau 1 Amelia LLC has 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 November 20, 2018 and voted to recommend approval of CPA18-003 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 June 10, 2019; 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(B), FL.08.04, FL.10.06 and ROS.01.09.

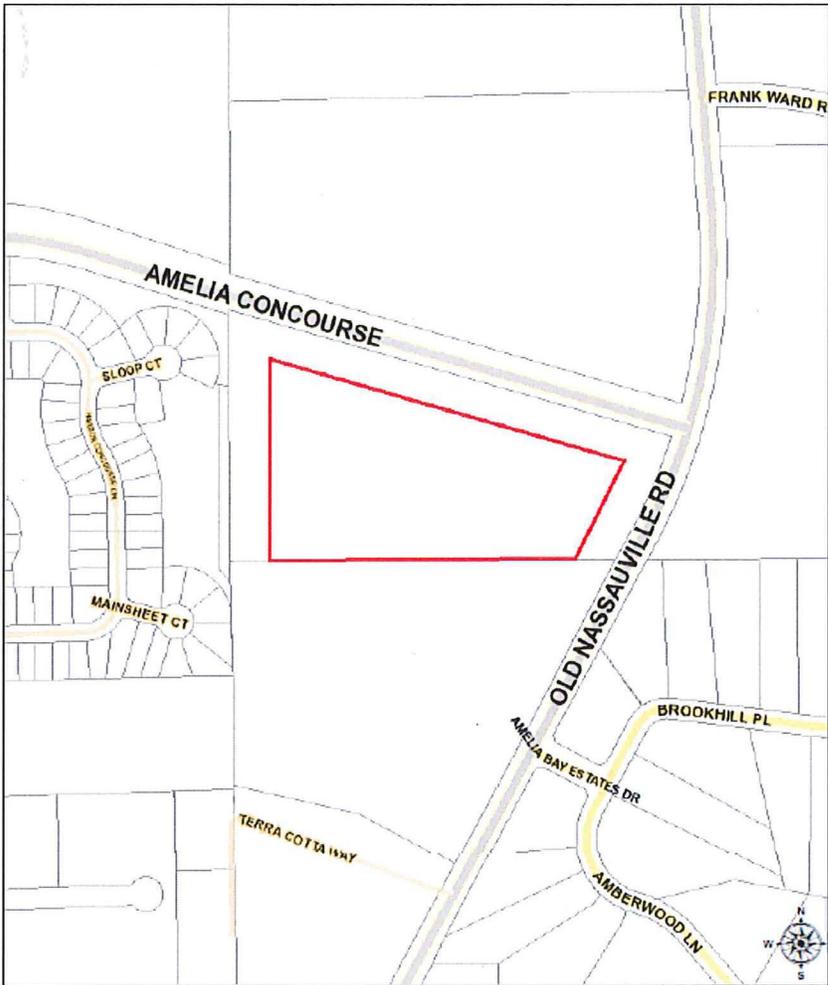
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Medium Density Residential (MDR) to High Density Residential (HDR) 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 Nassau 1 Amelia LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 29-2N-28-0000-0004-0010 (portion)



LEGAL DESCRIPTION

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89°57'03" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 1710.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'03" WEST, ALONG SAID SOUTHERLY LINE OF SECTION 29, A DISTANCE OF 846.35 FEET; THENCE NORTH 00°04'25" WEST, 563.69 FEET; THENCE SOUTH 73°52'03" EAST, 1035.24 FEET; THENCE SOUTH 28°09'49" WEST, 312.29 FEET TO THE POINT OF BEGINNING.

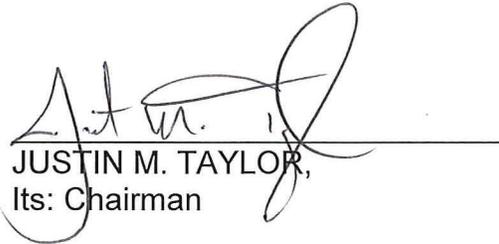
CONTAINING 9.11 ACRES, MORE OR LESS.

SECTION 4. EFFECTIVE DATE.

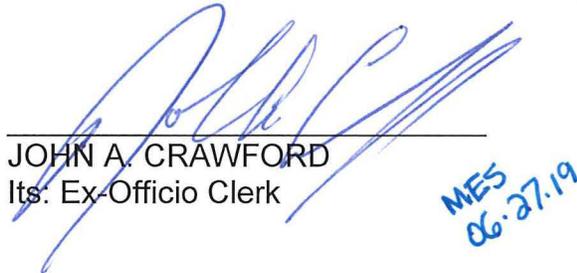
The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

PASSED AND ADOPTED THIS 24TH DAY OF JUNE, 2019.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

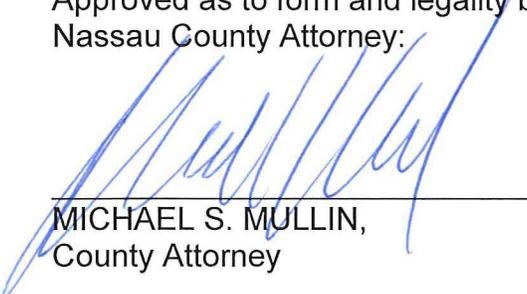

JUSTIN M. TAYLOR,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
06-27-19

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


MICHAEL S. MULLIN,
County Attorney