

ORDINANCE 2007 - 30

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 3.15 ACRES LOCATED ON THE SOUTH SIDE OF STATE ROAD 200 FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (C); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Linda White, as the property owner in fee simple, filed application #CPA07-003 to change the Future land Use Map classification of that 3.15 acre parcel of land described herein; and

WHEREAS, Linda White has not been granted a change of Future Land Use Map designation within the previous 12 months; and

WHEREAS, the Nassau County Planning And Zoning Board, also acting as the Local Planning Agency for Nassau County, held a duly noticed public hearing on September 4, 2007 to address the requested Amendment to the Future Land Use Map and provided a recommendation of approval to the Nassau County Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing on September 24, 2007; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 and 163 of the Florida Statutes.

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

SECTION 1. FINDINGS.

1. This Amendment qualifies as a small-scale amendment pursuant to Section 163.3187 (1)(c), Florida Statutes.
2. This Amendment is consistent with the Nassau County Comprehensive Plan as amended.
3. This Amendment meets standards contained in Chapter 163, Part II, Florida Statutes and Rule 9J-5, Florida Administrative Code.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Low Density Residential (LDR) to Commercial (C) on the Future Land Use Map of Nassau County. The Growth Management 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 Linda White and is described as follows:

DESCRIPTION OF PROPERTY:

A PORTION OF THE JOHN D. VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF THE JOHN D. VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, (AND ALSO BEING THE EASTERLY LINE OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST), WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 200 (A-1-A, A 200 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND RUN THENCE SOUTH 84°50'25" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 200 (A-1-A), A DISTANCE OF 168.34 FEET, TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 84°50'25" EAST, A DISTANCE OF 168.34 FEET, TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 749, PAGE 1649 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE SOUTH 22°47'49" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, AND THEN ALONG THE WESTERLY LINE OF "LOFTON OAKS AT YULEE HOME PARK PHASE 1," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 323, 324 AND 325 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 901.44 FEET, TO A POINT; RUN THENCE SOUTH 73°23'44" WEST, A DISTANCE OF 148.21 FEET, TO A POINT; RUN THENCE NORTH 22°52'38" WEST, A DISTANCE OF 964.38 FEET, TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 200 (A-1-A), AND THE POINT OF BEGINNING.

THE LANDS THUS DE-SCRIBED, CONTAINS 138,057 SQUARE FEET, OR 3.169 ACRES, MORE OR LESS, IN AREA.

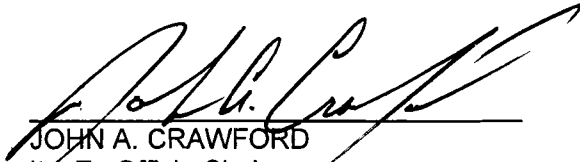
SECTION 4. EFFECTIVE DATE.

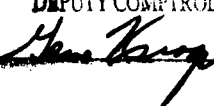
The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Community Affairs and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners. If an appeal is filed, this Ordinance shall become effective pursuant to Section 163.3187 (3)(a), F.S.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



JIM B. NIGGINBOTHAM
Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

REVIEWED BY GENE KNAGA
DEPUTY COMPTROLLER
 DATE 9/24/07

Approved as to form:


DAVID A. HALLMAN,
County Attorney