

**ORDINANCE 2008 - 10**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
AMENDING THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN; PROVIDING FOR THE  
RECLASSIFICATION OF APPROXIMATELY 0.59 ACRE  
LOCATED ON THE SOUTH SIDE OF PAGES DAIRY  
ROAD OPPOSITE GOODBREAD ROAD FROM MEDIUM  
DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (C);  
PROVIDING FOR THE REZONING OF THIS SAME  
PROPERTY FROM "CI" TO "CG", COMMERCIAL  
GENERAL; FINDING THIS ACTION TO MEET THE  
STANDARDS OF A SMALL-SCALE AMENDMENT; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Margaret, Inc., is the owner of that 0.59-acre parcel identified as Tax Parcel #51-3N-27-0000-0019-0000 by virtue of a Warranty Deed recorded in O.R. 1169 at page 866 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Margaret, Inc. has authorized Jasmine Properties, LLC to file Application CPA08-001 to change the Future land Use Map classification of that 0.59-acre parcel of land described herein; and

**WHEREAS**, Margaret, Inc. 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 March 4, 2008 to address the requested Amendment to the Future Land Use Map and voted 6-1 to recommend approval of CPA08-001 to the Nassau County Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners held a public hearing on July 28, 2008; 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 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 4 is reclassified from Medium Density Residential (MDR) 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. PROPERTY REZONED.**

The real property described in Section 4 is rezoned from Commercial Intensive "CI" to Commercial General "CG". The Growth Management Department is hereby authorized to amend the Official Zoning Map to reflect this rezoning upon the effective date of this Ordinance.

## **SECTION 4. OWNER AND DESCRIPTION.**

The land reclassified by this Ordinance is owned by Margaret, Inc., a Florida Corporation, currently has Tax Parcel ID 51-3N-27-0000-0019-0000 and is described as follows:

All that certain lot, piece or parcel of land situate, lying and being in Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being further described by metes and bounds as follows:

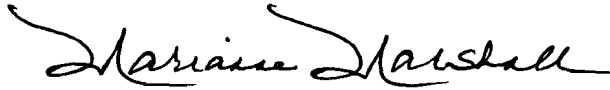
For a Point of Reference, start at the Point of Beginning of the North Yulee Subdivision as recorded in Plat Book 2 on page 26 of the public records of Nassau County, Florida; thence go South 46 degrees 5 minutes East for 48.01 feet to a Concrete Permanent Reference Mark (right of way mark for State Road Department); thence go at right angles, across U.S. Highway No. 17, for 75 feet to another Permanent Reference Mark of State Road Department; thence go North 46 degrees 5 minutes West for 13.4 feet to an iron at Easterly intersection of U.S. Highway No. 17 and the Old Fernandina Road; thence go North 43 degrees 12 minutes East along Southeast side of Old Fernandina Road for 493.2 feet to an iron for a Point of Reference, thence continue same bearing along Southeast side of said road for 150.0 feet to an iron on West side of Cemetery Road; thence go South 26 degrees 07 minutes East along West side of Cemetery Road for 200.0 feet to an iron; thence go South 43 degrees 12 minutes West for 150.0 feet to an iron; thence go North 26 degrees 07 minutes West for 200.0 feet to an iron at the Point of Beginning

**SECTION 5. 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.

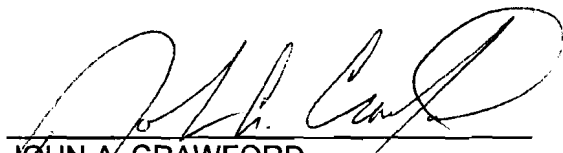
**PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA IN YULEE, FLORIDA THIS 28<sup>TH</sup> DAY OF JULY, 2008.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA




Marianne Marshall  
Its: Chair

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form:

  
DAVID A. HALLMAN,  
County Attorney

# **SMALL SCALE DEVELOPMENT AMENDMENT SUBMITTAL FORM**

1. Name of Local Government Nassau County  
 Person completing this form Ann Gregory Phone Number 904-491-3613  
 Name of Newspaper that notice of small scale development amendment was published  
News leader  
 Date Publication Noticed 01-16-2008  
**(Please attach copy of notice)**
2. Number of acres of small scale development amendments contained in package:
  - a. Within Urban Infill, Urban Redevelopment or Downtown Revitalization as defined by Section 163.3164, FS 0
  - b. Within Transportation Concurrency Exception Area pursuant to Section 163.3180(5), FS 0
  - c. Within Regional Activity Centers or Urban Central Business Districts pursuant to Section 380.06(2)(e), FS 0
  - d. Outside categories a, b, and c. 0.593
3. Cumulative total number of acres of small scale development amendments for the calendar year:
  - a. Categories listed in Item 2 a, b, and c, above 0
  - b. Categories listed in Item 2 d above 0.593
4. Total number of acres of small scale development amendments in this package that are located within a coastal high hazard area as identified in the comprehensive plan 0

Pursuant to Rule 9J-11.015(2), Florida Administrative code, this form must be mailed with all small scale development amendments as defined by Section 163.3187(1)©, Florida Statutes to:

DEPARTMENT OF COMMUNITY AFFAIRS  
 BUREAU OF STATE PLANNING  
 PLAN PRICCESSING SECTION  
 2555 Shumard Oak Boulevard  
 Tallahassee, Florida 32399-2100  
 (904) 488-4925

# NEWS LEADER

Published Weekly

511 Ash Street/P.O. Box 766 (904) 261-3696  
Fernandina Beach, Nassau County, Florida 32034

## STATE OF FLORIDA COUNTY OF NASSAU:

Before the undersigned authority personally appeared  
**Michael B. Hankins**

who on oath says that he is the Advertising Director of The Fernandina Beach *News-Leader*, a weekly newspaper published at Fernandina Beach in Nassau County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

## NOTICE OF SMALL-SCALE AMENDMENT Planning and Zoning Board of Nassau County FLUM No. CPA08-001

was published in said newspaper in the issues of  
**01-16-2008**

ref. No. 6365

Affiant further says that the said Fernandina Beach *News-Leader* is a newspaper published at Fernandina Beach, in said Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Fernandina Beach in said Nassau County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

### NOTICE OF SMALL-SCALE AMENDMENT

NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of February 2008, at 7:00 p.m., the Planning and Zoning Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, to consider an amendment to the Nassau County Comprehensive Plan - Future Land Use (FLUM) No. CPA08-001. Also be it known that on Monday, the 25th day of February 2008, at 7:00 p.m., the Board of County Commissioners of Nassau County will hold a public hearing on the application to amend the FLUM No. CPA08-001. The location concerning the following described property in Nassau County.

The street address and/or location for the above described property is on the south side of Pages Dairy Road between Goodbread Road and Jones Road, Yulee area.

This application is filed by: Margaret, Inc., P.O. Box 729,

Yulee, Florida 32041, owners, Jasmine Properties, LLC, P.O. Box 15309, Fernandina Beach, Florida 32035, applicant and Gillette and Associates, Inc., 20 South 4th Street, Fernandina Beach, Florida 32034, agent.

The property is classified on the FLUM as Medium Density Residential (MDR) and a change is requested to Commercial (C) on approximately 0.573 acres.

All interested parties are invited to attend the public hearing and to be heard. Copies of the Application and supporting information are available for inspection in the office of the Nassau County Growth Management Department, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Growth Management Department, emailed to [agray@nassaucountyfla.com](mailto:agray@nassaucountyfla.com), or received by telephone at (904) 491-3613. All comments will become a part of the record in this matter.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 491-3606 at least twenty-four (24) hours in

advance to request such accommodation.

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, OR HEARING, HE WILL NEED A RECORD TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Board of County Commissioners may continue hearing on this matter. Chairman Ford Nassau County Planning & Zoning Board Nassau County, Florida

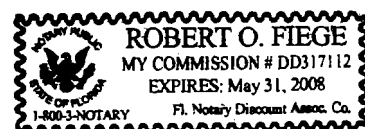
All persons interested are notified to be present and they will be heard at the public hearing before the Board of County Commissioners as herein above stated. John A. Crawford Clerk of the Circuit Court Nassau County, Florida 11 01-16-2008 6365

*Michael B. Hankins*

Sworn to and subscribed before me  
this **16th** day of **January**, A.D. 2008.














*Robert O. Fiege*  
Robert O. Fiege, Notary Public

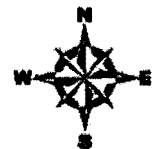
*A* Personally Known



**COMPREHENSIVE PLAN 2010  
NASSAU COUNTY FLORIDA**

**Legend**

-  ROADS
-  INCORPORATED AREAS
-  WETLANDS
-  AGRICULTURE
-  INDUSTRIAL
-  SECTIONS
-  COMMERCIAL
-  LOW DENSITY
  - Greater than 1 dwelling unit per acre  
up to 2 dwelling units per acre
-  MEDIUM DENSITY
  - Greater than 2 dwelling unit per acre  
up to 3 dwelling units per acre
-  HIGH DENSITY
  - Greater than 5 dwelling unit per acre  
up to 10 dwelling units per acre
-  OTHER PUBLIC BUILDINGS
-  PUBLIC BUILDING GROUNDS
-  RECREATIONAL



00.00501 0.02  
Miles

The Nassau County Public Works, Engineering/GIS Department prepared and uses this information for public purposes. This information is provided "as is" and may not be suitable for other purposes. This is not a survey and does not purport to be a survey. All measurements are based on current data. Further description of this data can be obtained by contacting: Nassau County Public Works, Engineering / GIS Department 213 Macaroni Place, Yulee, Florida 32097 (904) 491-3000

