

ORDINANCE 2014 - 07

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 4.39 ACRES OF REAL PROPERTY LOCATED AT CR107 AND ARBOR LANE, FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (COM); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hoshall and Clark Estate is the owner of one parcel comprising 4.39 acres identified as Tax Parcel # 44-2N-28-0000-0029-0020 by virtue of Deed recorded at O.R. 862, page 72 of the Public Records of Nassau County, Florida; and

WHEREAS, Hoshall and Clark Estate has authorized Gillette and Associates to file Application CPA14-002 to change the Future land Use Map classification of the land described herein; and

WHEREAS, Hoshall and Clark Estate of Yulee 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 March 4, 2014 and voted to recommend approval of CPA14-002 to the Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on April 14, 2014; 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.

The FLUM amendment complies with Comprehensive Plan Policies FL.01.02(C), FL.02.03, FL.08.05, and FL.08.06

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from (LDR) to (COM) 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 Hoshall Clark Estate, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

44-2N-28-0000-0029-0010



LEGAL DESCRIPTION

A tract of land adjacent to and Easterly of State Road Number 107, and lying in the Samuel Harrison Grant, Section Forty- four (44), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida, being more particularly described as follows:

For point of beginning commence at an iron pipe set at intersection of the Easterly right of way line of State Road Number 107, (being a Sixty-six 66.0) foot right of way) with the Easterly prolongation of the Southerly line of Government Lot Three (3), Section Thirty-two (32), Township and Range aforementioned and run North Eighty-nine (89) degrees, Fifty-eight (58) minutes, Thirty (30) seconds East along said Easterly prolongation of the Southerly line of Government Lot 3 (3), a distance of Three Hundred Twenty-three and Thirty-five Hundredths (323.35) feet to an iron pipe found on the Westerly line of lands now owned Carlotta T. Alderman, and described in deed recorded in the public records of said County in Official Records Book 5, page 543, said last mentioned iron pipe having been erroneously set and recognized by others as the Southeast corner of said Government Lot Three (3); run thence South Four (04) degrees, One (01) minute, Forty (40) seconds East, along said Westerly line of said Alderman Lands, a distance of Nine Hundred Ten and Nine Tenths (910.9) feet to an iron set on the Northwesternly right of way line of a Sixty (60.) foot wide county road;; run thence South Fifty-two (52) degrees, Nine (09) minutes, Forty (40) seconds West along said right of way line, Forty-nine and Fifty Hundredths (49.50) feet to an iron pipe at the intersection of said right of way line with the Northeasterly right of way line of State Road Number 107 (Seymore Point Branch); run thence North Forty-five (45) degrees, Nineteen (19) minutes, Forty (40) seconds West, along said Northeasterly right of way line, Three Hundred Ninety-two and Seventy-five Hundredths (392.75) feet to an iron pipe set at an angle point in said right of way line; run thence North Five (05) degrees ,Fifty-five (55) minutes, Thirty (30) seconds West along said right of way line, Six Hundred Sixty-six and Two Tenths (666.2) feet to point of beginning.

LESS AND EXCEPT

A tract of land adjacent to and Easterly of State Road Number 107, and lying in the Samuel Harrison Grant, Section Forty-four (44), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida, being more particularly described as follows:

For point of beginning commence at an iron pipe set at the intersection of the Easterly right of way line of State Road Number 107, (being a Sixty-six (66.0) foot right of way), with the Easterly prolongation of the Southerly line of Government Lot Three (3), a distance of Three Hundred Twenty-three and Thirty-five Hundredths (323.35) feet to an iron pipe found on the Westerly line of lands now owned by Carlotta T. Alderman, and described in deed recorded in the public records of said County in Official Records Book 5, page 543, said last mentioned iron pipe having been erroneously set and recognized by others as the Southeast corner of said Government Lot Three (3); run thence South Four (04) degrees, One (01) minute, Forty (40) seconds East, along said Westerly line of said Alderman Lands, a distance of Nine Hundred Ten and Nine Tenths (910.9) feet to an iron set on the Northwesternly right of way line of a Sixty (60.0) foot wide county road; run thence South Fifty-two (52) degrees, Nine (09) minutes, Forty (40) seconds West along said right of way line, Forty-nine and Fifty Hundredths (49.50) feet to an iron pipe at the intersection of said right of way line with Northeasterly right of way line of State Road Number 107, (Seymore Point Branch); run thence North Forty-five (45) degrees, Nineteen (19) minutes, Forty (40) seconds West, along said Northeasterly right of way line, Three Hundred Ninety-two and Seventy-five Hundredths (392.75) feet to an iron pipe set at an angle point of said right of way line; run thence North Five (05) degrees, Fifty-five (55) minutes, Thirty (30) seconds West along said right of way line, Six Hundred Sixty-six and Two Tenth (666.2) feet to the point of beginning.

AND FUTHER EXCEPTING ANY PART OF CAPTION IN STREET R.O.W. IN O.R. BOOK 677-1192

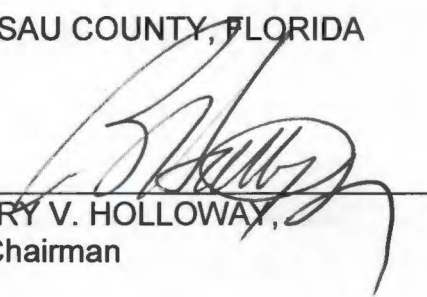
SECTION 4. EFFECTIVE DATE.

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 14TH DAY OF APRIL, 2014.


BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



BARRY V. HOLLOWAY,
Its: Chairman


**ATTESTATION: Only to Authenticity
as to Chairman's Signature:**



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
04.15.14

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



DAVID A. HALLMAN,
County Attorney