

ORDINANCE 2014 -11

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 8 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF WOODBRIDGE PARKWAY FROM LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Synovus Bank, LLC is the owner of multiple parcels comprising 8 acres identified as Tax Parcel # 40-2N-28-0000-0061-0120 and 40-2N-28-0000-0061-0130 by virtue of Deed recorded at O.R. 1744, page 1525 of the Public Records of Nassau County, Florida; and

WHEREAS, Synovus Bank, LLC has authorized Gillette and Associates to file Application CPA14-003 to change the Future land Use Map classification of the land described herein; and

WHEREAS, Synovus Bank, 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 April 1, 2014 and voted to recommend approval of CPA14-003 to the Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on April 28th 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(B) and FL.08.05

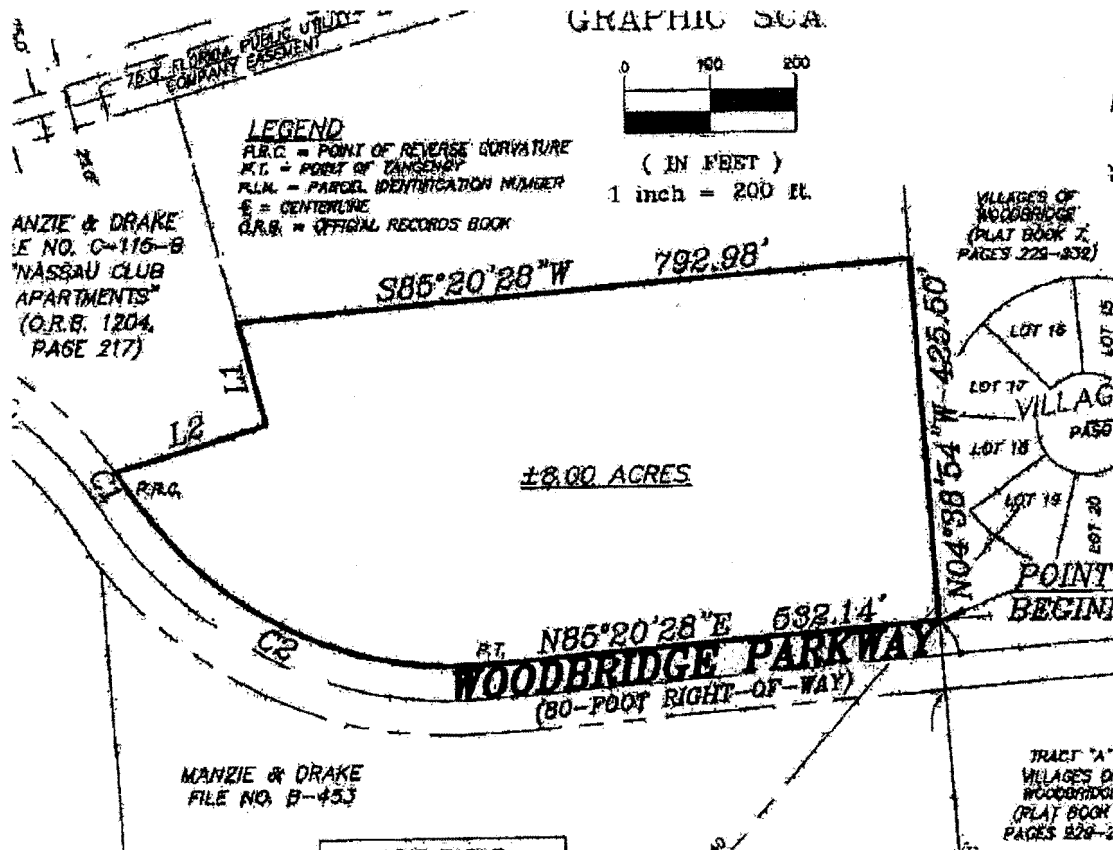
SECTION 2. PROPERTY RECLASSIFIED.

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

40-2N-28-0000-0061-0120 and 40-2N-28-0000-0061-0130



A PORTION OF SECTION 40 (WILLIAM BERRIE GRANT) AND A PORTION OF SECTION 41 (D. FERNANDEZ GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 85°47'37" EAST

ALONG THE SOUTH LINE OF SAID SECTION 42 (A.TUCKER GRANT), A DISTANCE OF 607.85 FEET; THENCE NORTH $04^{\circ}38'54''$ WEST, A DISTANCE OF 3742.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH $04^{\circ}38'54''$ WEST, A DISTANCE OF 425.50; THENCE SOUTH $85^{\circ}20'28''$ WEST A DISTANCE OF 792.98 FEET TO INTERSECT THE EASTERLY PERMITER NASSAU CLUB APARTMENTS, DESCRIBED IN OFFICIAL RECORDS BOOK 1204, PAGE 217 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERMITER OF SAID NASSAU CLUB APARTMENTS THE FOLLOWING TWO COURSES; (1) SOUTH $15^{\circ}43'45''$ EAST, A DISTANCE OF 125.44 FEET; (2) SOUTH $73^{\circ}32'23''$ WEST, A DISTANCE OF 185.50 FEET TO THE INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WOODBRIDGE PARKWAY (AN 80.00 FOOT RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY HAVING A RADIUS OF 540.00 FEET PASSING THROUGH A CENTRAL ANGLE OF $03^{\circ}05'40''$ AN ARC DISTANCE OF 29.16 FEET TO THE POINT OF REVERSE CURVE (THE AFORESAID ARC HAS A CHORD DISTANCE OF 29.16 FEET THAT BEARS SOUTH $34^{\circ}53'03''$ EAST); THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE PASSING THROUGH A CENTRAL ANGLE OF $61^{\circ}19'19''$ AN ARC DISTANCE OF 492.32 FEET TO THE POINT OF TANGENCY (THE AFORESAID ARC HAS A CHORD DISTANCE OF 469.16 FEET THAT BEARS SOUTH $63^{\circ}59'53''$ EAST); THENCE NORTH $85^{\circ}20'28''$ EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WOODBRIDGE PARKWAY, A DISTANCE OF 532.14 FEET TO THE POINT OF BEGINNING.

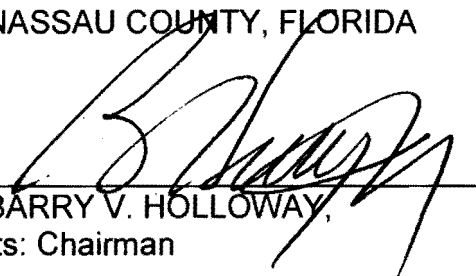
SECTION 4. EFFECTIVE DATE.

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 28TH 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
04-30-14

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



DAVID A. HALLMAN,
County Attorney