

ORDINANCE 2017 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN; PROVIDING FOR THE
RECLASSIFICATION OF APPROXIMATELY 8.65 ACRES
OF REAL PROPERTY LOCATED ON THE WEST SIDE OF
MINER ROAD, FROM MEDIUM DENSITY RESIDENTIAL
(MDR) TO PUBLIC BUILDINGS & FACILITIES (PBF);
FINDING THIS ACTION TO MEET THE STANDARDS OF A
SMALL-SCALE AMENDMENT; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, The Nassau County Board of County Commissioners is the owner of one parcel comprising 8.65 acres identified as Tax Parcel #42-2N-27-0000-0001-0280 by virtue of Deed recorded at O.R. 1171, page 494 of the Public Records of Nassau County, Florida; and

WHEREAS, The Nassau County Board of County Commissioners has filed Application CPA17-001 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, The Nassau County Board of County Commissioners 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 February 7, 2017 and voted to recommend approval of CPA17-001 to the Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on February 27, 2017; 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 the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(B,F), FL.03.02, FL.08.01, and CS.09.02.

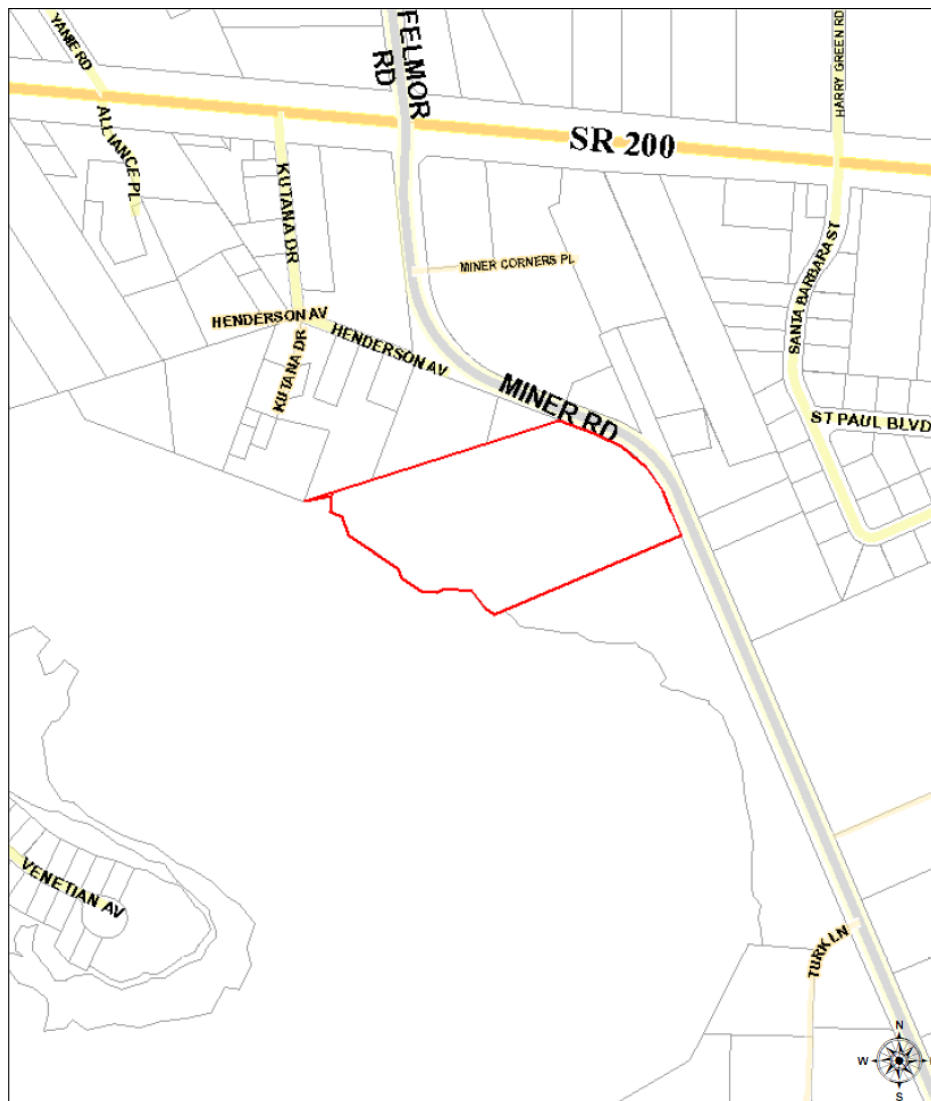
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Medium Density Residential (MDR) to Public Buildings & Facilities (PBF) on the Future Land Use Map of Nassau County. The Planning 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 The Nassau County Board of County Commissioners and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

42-2N-27-0000-0001-0280



LEGAL DESCRIPTION

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1171, PAGE 494, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING IN SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 (A-1-A) (184 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD (60 FOOT RIGHT-OF-WAY AS REFERENCED IN SAID OFFICIAL RECORDS BOOK 1171, PAGE 494); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200, NORTH 84°42'41" WEST, A DISTANCE OF 411.84 FEET TO THE NORTHERLY MOST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1171, PAGE 494; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, SOUTH 05°50'53" EAST, A DISTANCE OF 641.07 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY, SOUTH 69°05'56" EAST, A DISTANCE OF 470.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 69°05'56" EAST, A DISTANCE OF 135.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 369.99 FEET AND A CENTRAL ANGLE OF 32°49'18"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 211.95 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°41'16" EAST 209.06 FEET, TO A NON-TANGENT INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1039, PAGE 257, SAID LANDS BEING A 10 FOOT STRIP LYING ADJACENT TO THE FORMER WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD, AND BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MINER ROAD (70 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED; THENCE SOUTH 22°55'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 188.48 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1171, PAGE 494; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID SOUTH BOUNDARY, SOUTH 67°04'45" WEST, A DISTANCE OF 614.75 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS THE FOLLOWING 14 COURSES: 1) NORTH 57°18'19" WEST, A DISTANCE OF 35.34 FEET; 2) NORTH 35°36'26" WEST, A DISTANCE OF 67.12 FEET; 3) NORTH 86°26'49" WEST A DISTANCE OF 40.48 FEET; 4) NORTH 81°51'34" WEST, A DISTANCE OF 42.43 FEET; 5) SOUTH 64°17'00" WEST, A DISTANCE OF 26.91 FEET; 6) NORTH 83°48'36" WEST, A DISTANCE OF 45.71 FEET; 7) NORTH 55°48'05" WEST, A DISTANCE OF 71.47 FEET; 8) NORTH 24°44'19" WEST, A DISTANCE OF 30.48 FEET; 9) NORTH 53°04'40" WEST, A DISTANCE OF 90.02 FEET; 10) NORTH 58°36'08" WEST, A DISTANCE OF 88.32 FEET; 11) NORTH 20°30'23" WEST, A DISTANCE OF 60.54 FEET; 12) NORTH 68°44'29" WEST, A DISTANCE OF 38.91 FEET; 13) NORTH 05°44'29" EAST, A DISTANCE OF 45.34 FEET; 14) SOUTH 80°20'19" WEST, A DISTANCE OF 83.94 FEET TO THE WESTERLY MOST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1171, PAGE 494; THENCE ALONG A NORTHERLY BOUNDARY OF SAID LANDS, NORTH 72°36'01" EAST, A DISTANCE OF 812.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.65 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 _____ DAY OF _____, 2017.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

DANIEL B. LEEPER,
Its: Chair

ATTEST as to Chairman's Signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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

MICHAEL S. MULLIN,
County Attorney