

ORDINANCE 2019 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN; PROVIDING FOR THE
RECLASSIFICATION OF APPROXIMATELY 9.0 ACRES
OF REAL PROPERTY LOCATED ON THE WEST SIDE OF
GOODBREAD ROAD, BETWEEN US17 AND
GOODBREAD ROAD, FROM LOW DENSITY
RESIDENTIAL (LDR) TO AGRICULTURE (AGR);
PROVIDING FOR FINDINGS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Kevin W. Law and Brianna Law are the owners of two parcels comprising 9.0 acres identified as Tax Parcel 50-3N-27-4781-0018-0000 and 50-3N-27-0000-0001-0060 by virtue of Deed recorded at O.R. 2239, page 1364 of the Public Records of Nassau County, Florida; and

WHEREAS, Kevin W. Law and Brianna Law filed Application CPA19-001 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Kevin W. Law and Brianna Law have 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 5, 2019 and voted to recommend approval of CPA19-001 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the Board of County Commissioners held a public hearing on March 25, 2019; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

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.01.04 (A-G), FL.08.01 and CI.02.01.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Low Density Residential (LDR) to Agriculture (AGR) on the Future Land Use Map of Nassau County. The Planning and Economic Opportunity 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 Kevin W. Law and Brianna Law and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 50-3N-27-4781-0018-0000 and 50-3N-27-0000-0001-0060



LEGAL DESCRIPTION

PARCEL ONE: A PORTION OF SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT OF WAY LINE OF HAMILTON STREET (A 75.0 FOOT RIGHT OF WAY UNIMPROVED, AS SHOWN ON PLAT OF NORTH YULEE, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN PLAT BOOK 2, PAGE 26) INTERSECTS WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (SAID NORTHEASTERLY LINE LIES 100.0 FEET NORTHEASTERLY OF THE SURVEY LINE, FOR SAID HIGHWAY, WHEN MEASURED AT A RIGHT ANGLE TO SAID SURVEY LINE); AND RUN NORTH 46 DEGREES, 37 MINUTES, 41 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 661.16 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 46 DEGREES, 37 MINUTES, 41 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 822.52 FEET; RUN THENCE NORTH 35 DEGREES, 00 MINUTES, 45 SECONDS EAST, A DISTANCE OF 801.94 FEET; RUN THENCE SOUTH 46 DEGREES, 52 MINUTES, 50 SECONDS EAST, A DISTANCE OF 742.80 FEET, TO THE WEST RIGHT OF WAY LINE OF GOODBREAD CIRCLE (A 35.0 FOOT RIGHT OF WAY BY USAGE); RUN THENCE SOUTH 34 DEGREES, 53 MINUTES, 42 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 83.49 FEET; RUN THENCE SOUTH 35 DEGREES, 00 MINUTES, 45 SECONDS WEST, A DISTANCE OF 788.07 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM YULEE PARK, UNIT TWO, ACCORDING TO PLAT BOOK 5, PAGE 60 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL TWO: LOT 18, YULEE PARK, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 60 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

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 _____, 2019.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

JUSTIN M. TAYLOR,
Its: Chairman

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