

ORDINANCE 2020 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN; PROVIDING FOR THE
RECLASSIFICATION OF APPROXIMATELY 0.42 ACRE OF
REAL PROPERTY LOCATED ON THE SOUTH SIDE OF
FIELDS ROAD, BETWEEN US HWY 17 AND WINONA
BAYVIEW ROAD, FROM COMMERCIAL (COM) TO
MEDIUM DENSITY RESIDENTIAL (MDR); PROVIDING
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Set Free Nassau, Inc. is the owner of one parcel comprising 0.42 acre identified as Tax Parcel No. 42-2N-27-4440-0004-0000 by virtue of Deed recorded at O.R. 1968, page 1646 of the Public Records of Nassau County, Florida; and

WHEREAS, Set Free Nassau, Inc. has authorized Mark Souter to file Application CPA19-011 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Set Free Nassau, Inc. 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 public notice conducted a public hearing on December 17, 2019 and voted to recommend approval of CPA19-011 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that the reclassification 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 January 13, 2020; 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.01.02(B) and FL.01.04.

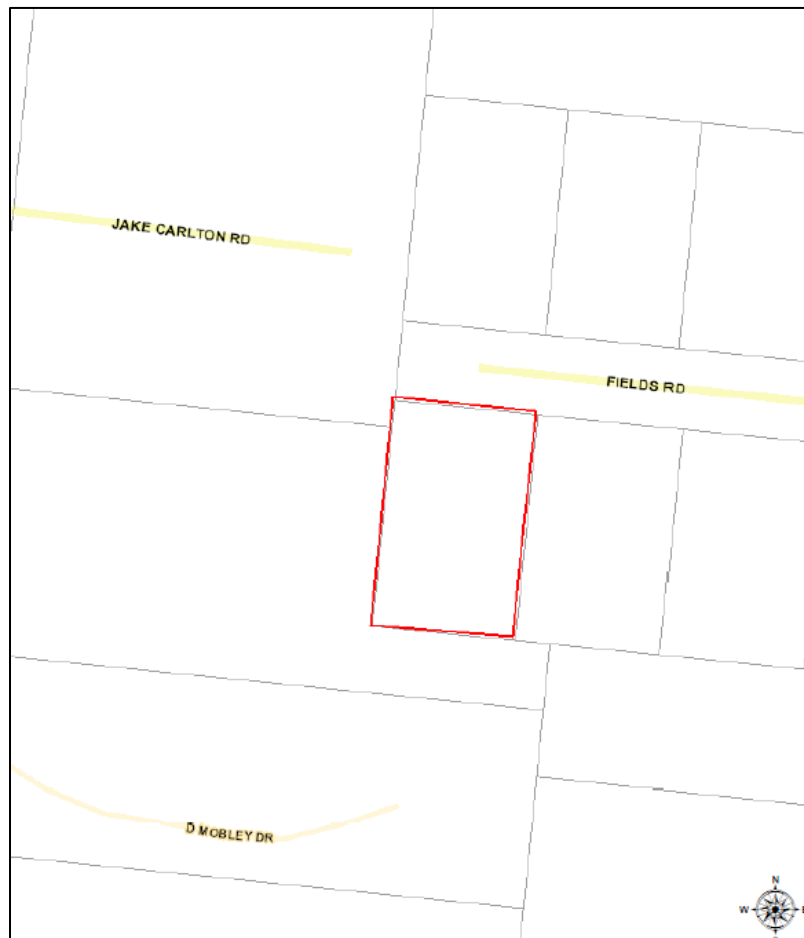
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) to Medium Density Residential (MDR) 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 [owner] and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 42-2N-27-4440-0004-0000



LEGAL DESCRIPTION

Lot 4, Fields Highlands Section 1, a subdivision according to the plat thereof recorded at Plat Book 5, Page 6, in 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 _____, 2020.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

DANIEL B. LEEPER,
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