

**ORDINANCE 2020 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
AMENDING THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN; PROVIDING FOR THE  
RECLASSIFICATION OF APPROXIMATELY 0.38 ACRE OF  
REAL PROPERTY LOCATED ON THE WEST SIDE OF US  
HWY 17, BETWEEN GOODBREAD ROAD AND KOEN  
LANE, FROM PUBLIC BUILDINGS AND FACILITIES (PBF)  
TO COMMERCIAL (COM); PROVIDING FOR FINDINGS;  
AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Charles C Crittenden and Leah P. Crittenden Kozee. are the of one parcel comprising 0.38 acre identified as Tax Parcel No. 50-3N-27-4720-0051-0000 by virtue of Deed recorded at O.R. 1215, page 372 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Charles C Crittenden and Leah P. Crittenden Kozee have authorized Kathleen Boswell to file Application CPA19-013 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Charles C Crittenden and Leah P. Crittenden Kozee 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 public notice conducted a public hearing on December 17, 2019 and voted to recommend approval of CPA19-013 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(C) and FL.01.04.

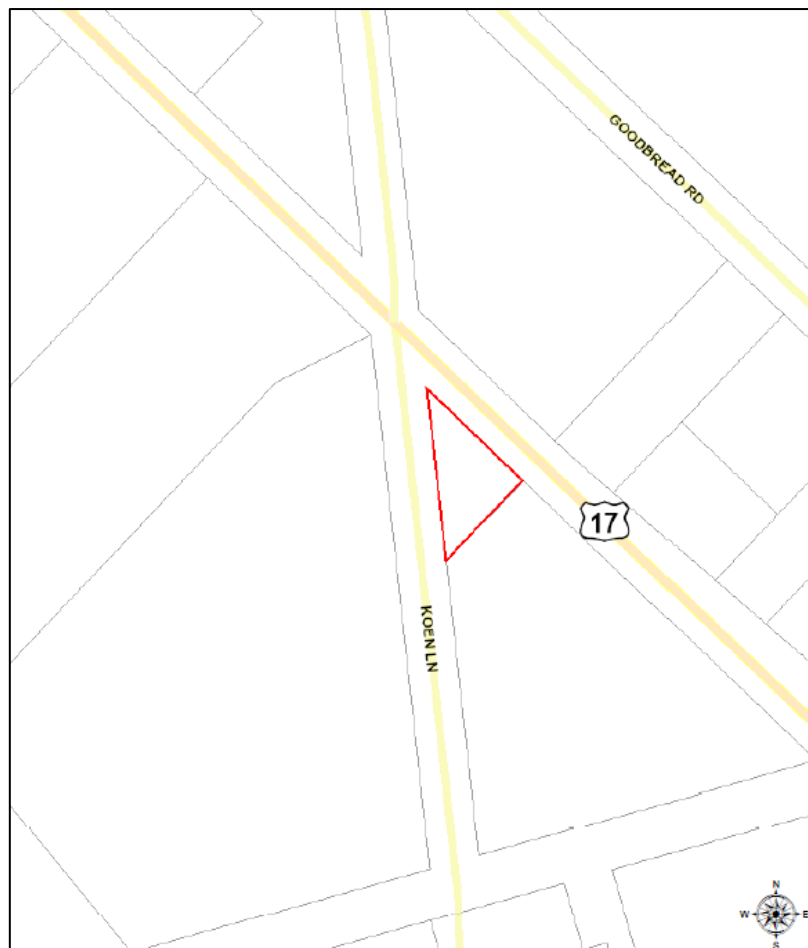
## **SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Public Buildings and Facilities (PBF) to Commercial (COM) 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 Charles C Crittenden and Leah P. Crittenden Kozee and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 50-3N-27-4720-0051-0000



## LEGAL DESCRIPTION

A portion of Lot 50, North Yulee, Nassau County, Florida, according to plat recorded in the public records of said county plat Book 2, page 26, said portion being more particularly escribed as follows: Begin at an iron pipe set on the Easterly right-of-way line of Davis Avenue (a 75 foot right-of-way) for the northwest corner of Lot 50 aforementioned; and run North 83 degrees 59 minutes East along the Northerly line of said Lot a distance of 69.05 feet to an iron pipe; run thence South 43 degrees 25 minutes 20 seconds West a distance of 90.90 feet to an iron pipe set on the aforementioned Easterly right-of-way line of Davis Avenue; run thence North 6 degrees 01 minutes West along said right-of-way a distance of 59.10 feet to the Point of Beginning.

Also, all that certain lot, tract or parcel of land situate, lying and being in and a part of North Yulee, and known and described on and according to the Plat of North Yulee as all of Lot numbered fifty-one (51), said North Yulee being a subdivision of a part of the Waterman Grant or Section Fifty (50), Township Three (3) North, Range Twenty-seven (27) East, Nassau County, Florida, a plat of said North Yulee being recorded in the public records of said County, in the office of the Clerk of the Circuit Court of said County, in Plat Book Numbered 2 at page 26;

Property Appraiser's Parcel ID Number 50-3N-27-4720-0051-000

**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