

ORDINANCE 2020 - _____

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 3.21 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF JULIA STREET BETWEEN JULIA STREET AND LEWIS STREET, FROM COMMERCIAL (COM) TO HIGH DENSITY RESIDENTIAL (HDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, J.H. Cobb Properties, LLC are the owners of one parcel comprising 3.21 acreS identified as Tax Parcel # 00-00-30-0820-0006-0010 by virtue of Deed recorded at O.R.1686, page 369 of the Public Records of Nassau County, Florida; and

WHEREAS, J.H. Cobb Properties, LLC have authorized Rogers Towers, P.A. to file Application CPA20-002 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, J.H. Cobb Properties, LLC 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 _____, 2020 and voted to recommend approval of CPA20-002 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 _____, 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&C), FL.01.04, FL.08.01, FL.03.02, and FL.08.05.

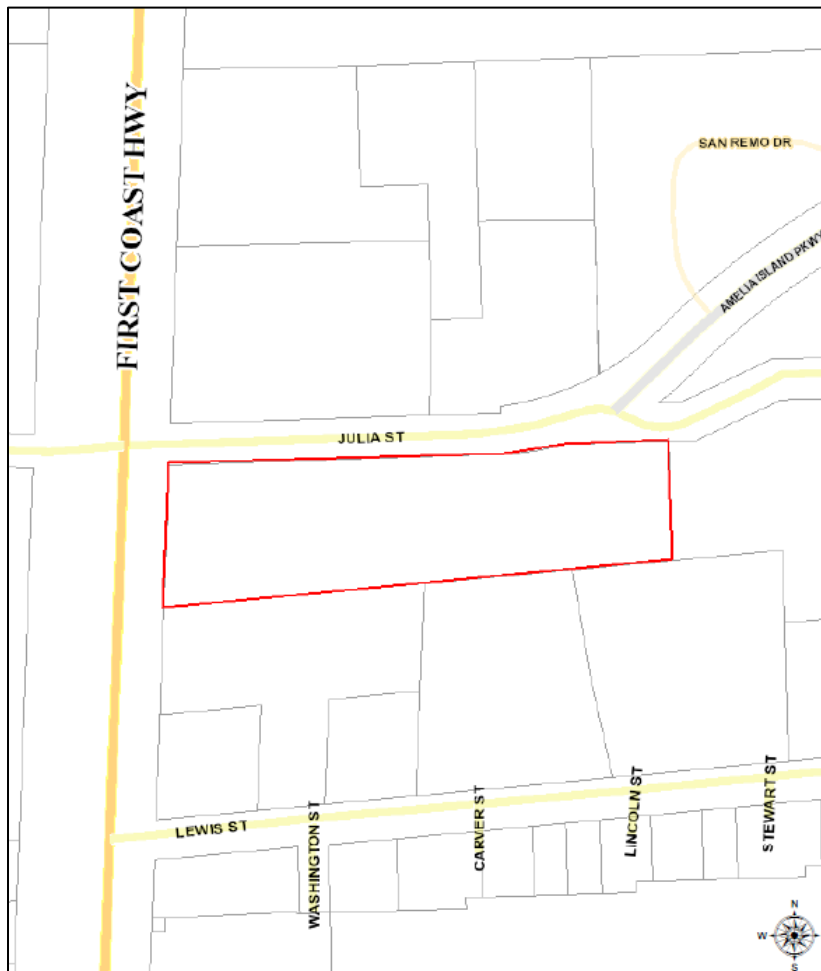
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) to High Density Residential (HDR) 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 J.H. Cobb Properties, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #s 00-00-30-0820-0006-0010



LEGAL DESCRIPTION

A PART OF LOT 6, STAPLETON LANDS LYING IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF PARCEL "B" (RITZ CARLTON EMPLOYEE PARKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 433 OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE SOUTH 01°13'32" EAST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 173.94 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 84°51'18" WEST, A DISTANCE OF 506.69 FEET; THENCE NORTH 02°22'41" EAST, A DISTANCE OF 194.26 FEET TO THE SOUTH LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: COURSE (1) NORTH 88°17'22" EAST, A DISTANCE OF 246.08 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 390.00 FEET; COURSE (2) 93.16 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 81°26'46" EAST, AND A CHORD DISTANCE OF 92.94 FEET TO A POINT ON SAID CURVE, BEING THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF JULIA STREET (A 60 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE NORTH 88°29'30" EAST ALONG SAID SOUTH LINE OF JULIA STREET, A DISTANCE OF 155.05 FEET TO THE POINT OF BEGINNING.

Together with

A PART OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A) WITH THE SOUTH RIGHT OF WAY LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE NORTH 88°17'22" EAST ALONG THE SOUTH LINE OF SAID AMELIA ISLAND PARKWAY, 242.50 FEET; THENCE SOUTH 02°22'41" WEST, 194.26 FEET; THENCE SOUTH 84°51'18" WEST, 243.98 FEET TO AN INTERSECTION WITH THE AFORESAID RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A); THENCE NORTH 02°22'41" EAST ALONG SAID EAST RIGHT OF WAY LINE, 208.91 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 _____ 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