

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

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 1.47 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF CHESTER ROAD, BETWEEN LEE ROAD AND MILLER ROAD, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The Jones Company is the owner of one parcel comprising 1.47 acres identified as Tax Parcel No. 44-3N-28-0000-0001-0460 by virtue of Deed recorded at O.R. 1686, page 1041 of the Public Records of Nassau County, Florida; and

**WHEREAS**, The Jones Company has authorized Concept Development, Inc. to file Application CPA20-006 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, The Jones Company 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 July 21, 2020 and voted to recommend approval of CPA20-006 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 August 24, 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) and FL.01.04.

**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Medium Density Residential (MDR) 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 The Jones Company and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 44-3N-28-0000-0001-0460



## LEGAL DESCRIPTION

A PORTION OF THE JON W. LOWE MILL GRANT, SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT COMMON TO SECTIONS 43, 44, 48 AND 49 OF SAID TOWNSHIP AND RANGE AND RUN SOUTH 75 DEGREES 04 MINUTES EAST ALONG THE DIVISION LINE OF SAID SECTIONS 48 AND 49, A DISTANCE OF 152.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LOFTON-CHESTER ROAD (HAVING A 66 FOOT RIGHT OF WAY); THENCE SOUTH 07 DEGREES 54 MINUTES 15 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 808.62 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 82 DEGREES 12 MINUTES 58 SECONDS WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 229.12 FEET; THENCE SOUTH 07 DEGREES 54 MINUTES 15 SECONDS WEST PARALLEL TO WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 257.22 FEET TO THE NORTHERLY RIGHT OF WAY A 24 FOOT COUNTY MAINTAINED ROAD; THENCE SOUTH 71 DEGREES 02 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 233.46 FEET TO THE WESTERLY RIGHT OF WAY LINE SAID LOFTON-CHESTER ROAD; THENCE NORTH 07 DEGREES 54 MINUTES 15 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 302.48 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