

ORDINANCE 2017 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN; PROVIDING FOR THE
RECLASSIFICATION OF APPROXIMATELY 4.06 ACRES
OF REAL PROPERTY LOCATED ON THE WEST SIDE OF
HIGHWAY US1 BETWEEN MICKLER STREET AND
PICKETT STREET, FROM COMMERCIAL (COM) TO
AGRICULTURE (AGR). PROVIDING FOR FINDINGS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, G&H Land and Timber Investments, LLC is the owner of one parcel comprising 4.06 acres identified as a portion of Tax Parcel # 49-2N-25-4100-0011-0100 by virtue of Deed recorded at O.R. 2089, page 1653 of the Public Records of Nassau County, Florida; and

WHEREAS G&H Land and Timber Investments, LLC have authorized Chase Properties Inc. to file Application CPA17-004 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, G&H Land and Timber Investments, LLC 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 notice conducted a public hearing on September 5, 2017 and voted to recommend approval of CPA17-004 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 September 25, 2017; 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(A), ED.05.02, FL.03.02, and FL.08.01.

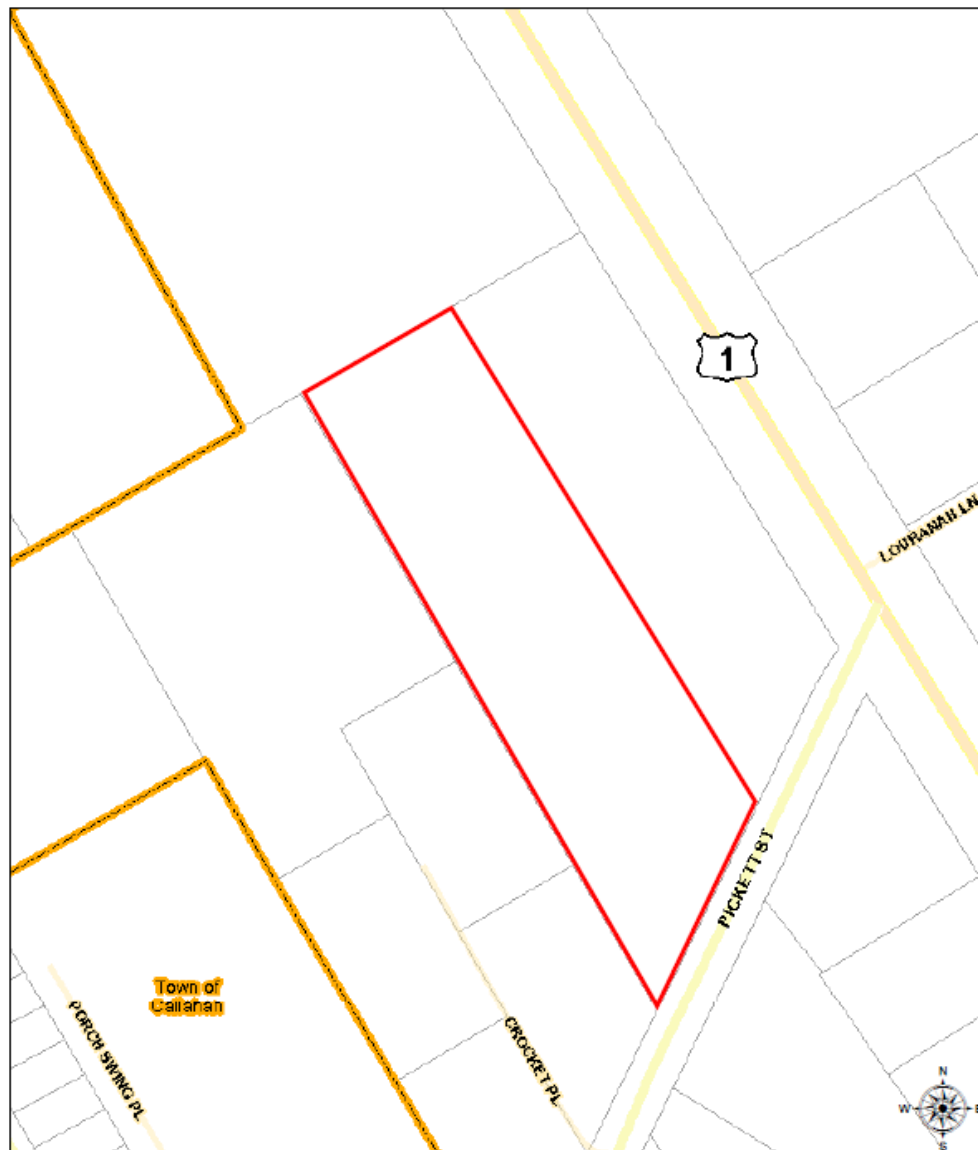
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is reclassified from Commercial (COM) 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 G&H Land and Timber Investments, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

#49-2N-25-4100-0011-0100



LEGAL DESCRIPTION

A Portion of Section 49, Township 2 North, Range 25 East Nassau County, Florida, and being more particularly described as follows: For a point of reference begin at the intersection of the Westerly right of way line of US Highway No. 1 (a 150.00' right of way) and the northwesterly right of way line of Pickett Road (a 50.0' right of way) thence South 25° 42' 00" West along said northwesterly right of way line of Pickett Road 244.60' to a point, being the point and place of beginning; from said point of beginning, continue South 25° 42' 00" West a distance of 250.14' to a point; thence North 30° 46' 10" West a distance of 887.60' to a point; thence run North 58° 53' 45" East a distance of 241.53' to a point; thence following the meanderings of the centerline of a certain creek, being a drainage ditch (15' +/- wide) in a southerly direction an approximate distance of 700' to the point and place of beginning.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall be effective upon filing with the Secretary of State.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

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