

## ORDINANCE 2017 - \_\_\_\_\_

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.74 ACRE OF REAL PROPERTY LOCATED ON THE NORTHWEST SIDE OF SR200/A1A BETWEEN ANNIE LAURA STREET AND EVELYN STREET, FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM). PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Richard Kela is the owner of four parcels comprising 0.74 acre identified as Tax Parcel #'s 51-2N-25-4170-0010-0000, 51-2N-25-4170-0011-0000, 51-2N-25-4170-0012-0000 and 51-2N-25-4170-0022-0000 by virtue of Deed recorded at O.R. 2129, page 1396 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Richard Kela has authorized Dulcey Khelah to file Application CPA17-005 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Richard Kela 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 October 3, 2017 and voted to recommend approval of CPA17-005 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 October 23, 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 (B&C), ED.05.02, FL.03.02, and FL.08.05.

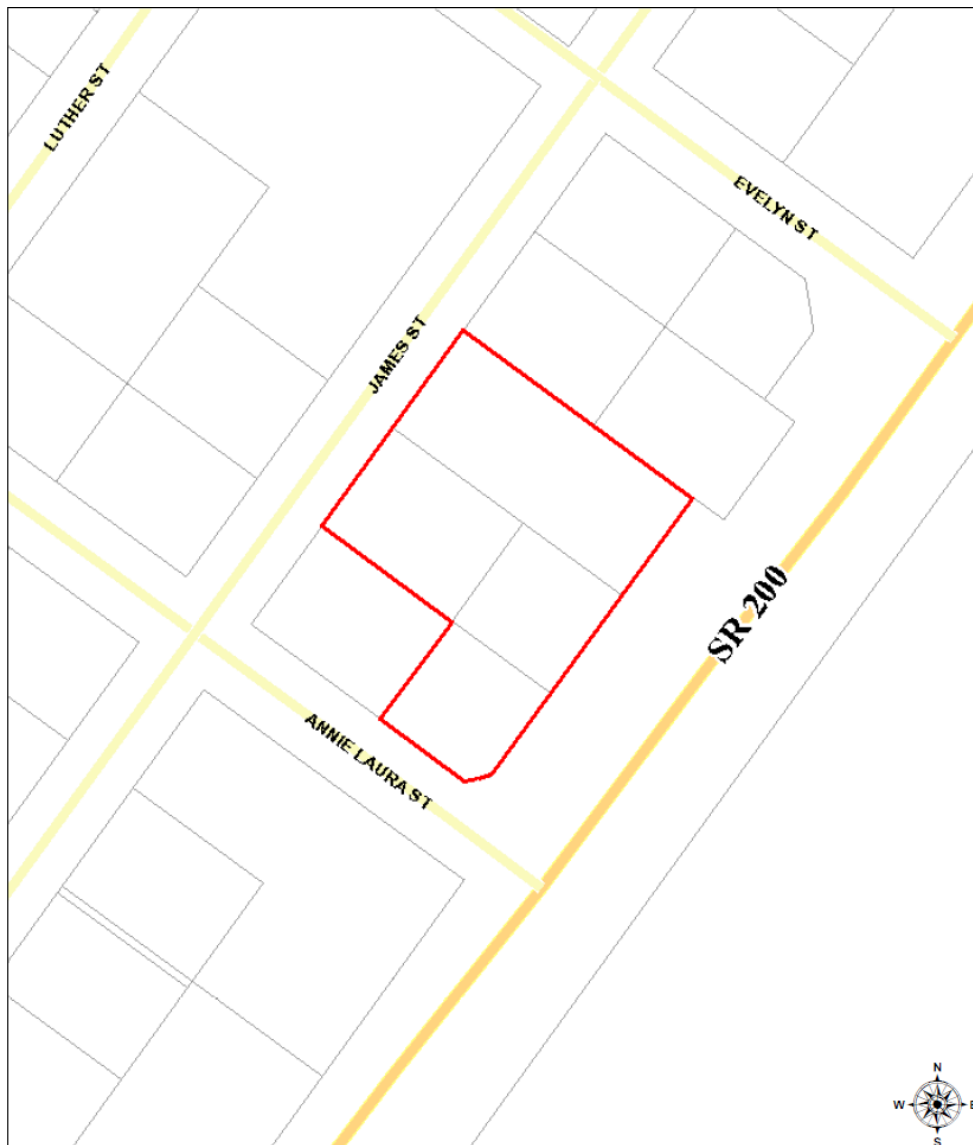
## **SECTION 2. PROPERTY RECLASSIFIED.**

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.**

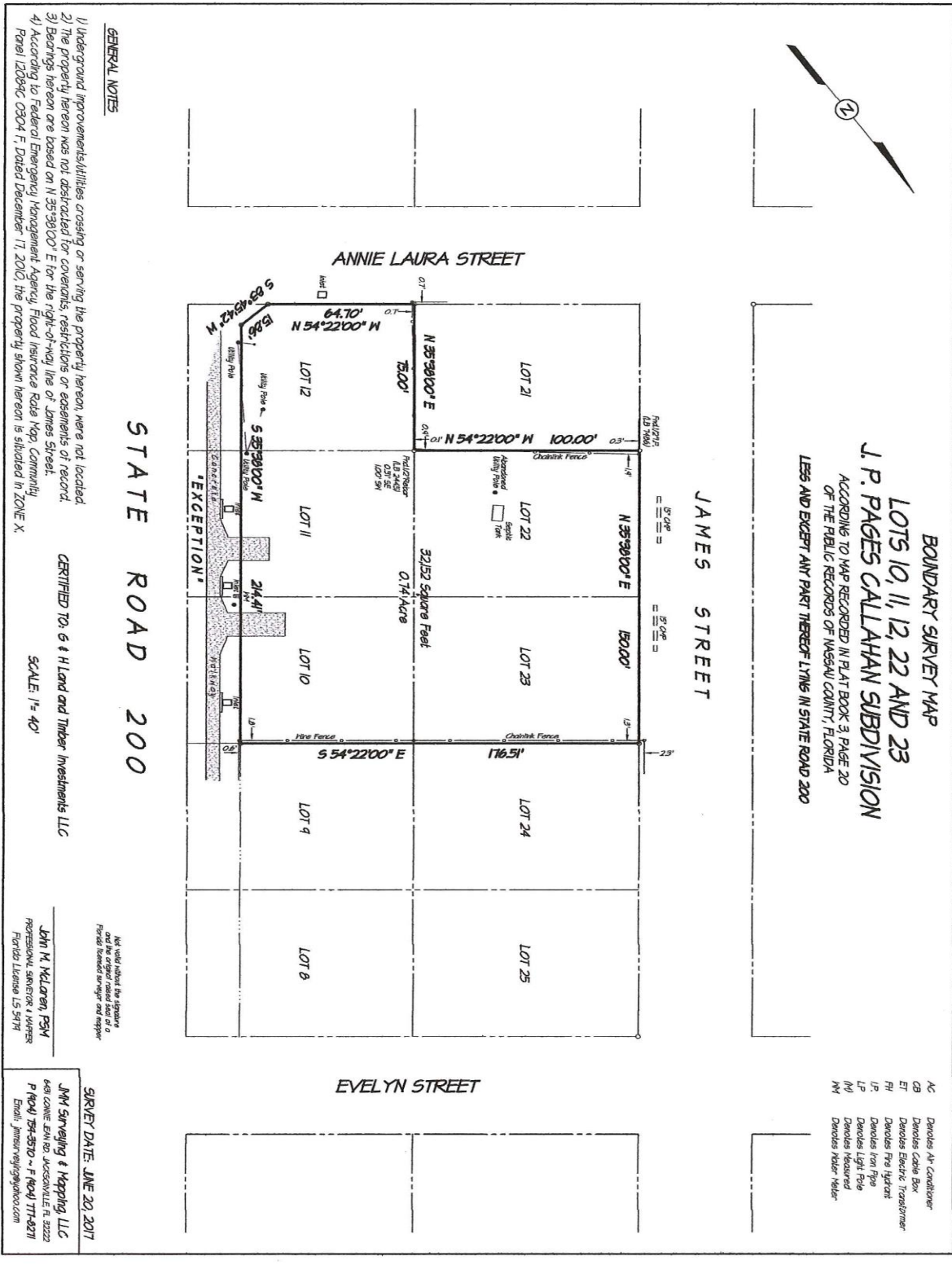
The land reclassified by this Ordinance is owned by Richard Kela and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

51-2N-25-4170-0010-0000, 51-2N-25-4170-0011-0000, 51-2N-25-4170-0012-0000 and 51-2N-25-4170-0022-0000



# LEGAL DESCRIPTION

FILE 12-225 FIELD BOOK TDS JOB 11-225 CAD 450133



**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 \_\_\_\_\_, 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