

ORDINANCE 2017 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN; PROVIDING FOR THE
RECLASSIFICATION OF APPROXIMATELY 196.79
ACRES OF REAL PROPERTY LOCATED ON THE NORTH
AND SOUTH SIDES OF WILLIAM BURGESS BLVD.
BETWEEN HARTS ROAD AND U.S.17, FROM
INDUSTRIAL (IND) AND CONSERVATION I (CSV) TO
MEDIUM DENSITY RESIDENTIAL (MDR), COMMERCIAL
(COM) AND CONSERVATION I (CSV); AMENDING
FUTURE LAND USE ELEMENT POLICY FL.11.08;
PROVIDING FOR FINDINGS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Beacon Street LLC is the owner of one parcel comprising +/-196.79 acres identified as Tax Parcel # 42-2N-27-000-0003-0060 by virtue of Deed recorded at O.R. 1798, page 352 of the Public Records of Nassau County, Florida; and

WHEREAS, Beacon Street LLC has authorized Gregory E. Matovina to file Application CPA17-007 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Beacon Street 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 parcel comprising the +/- 196.79 acres is subject to Policy FL.02.05 (William Burgess Mixed Use Activity Center Overlay District) of the Nassau County Comprehensive Plan;

WHEREAS, the Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this application on October 24, 2017 and voted to recommend approval to the Board of County Commissioners and for transmittal of this application; and

WHEREAS, the Florida Division of Community Planning conducted a limited interagency review of this application in accordance with the expedited review procedures pursuant to Sec. 163.3184(3)(b) and 163.3180(a), F.S.; and

WHEREAS, the Board of County Commissioners held a public hearing for adoption of this amendment on December 11, 2017; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 and 163, 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,D,G), FL.02.05, FL.11.08(C) FL.08.04, FL.08.05 and CS.02.10

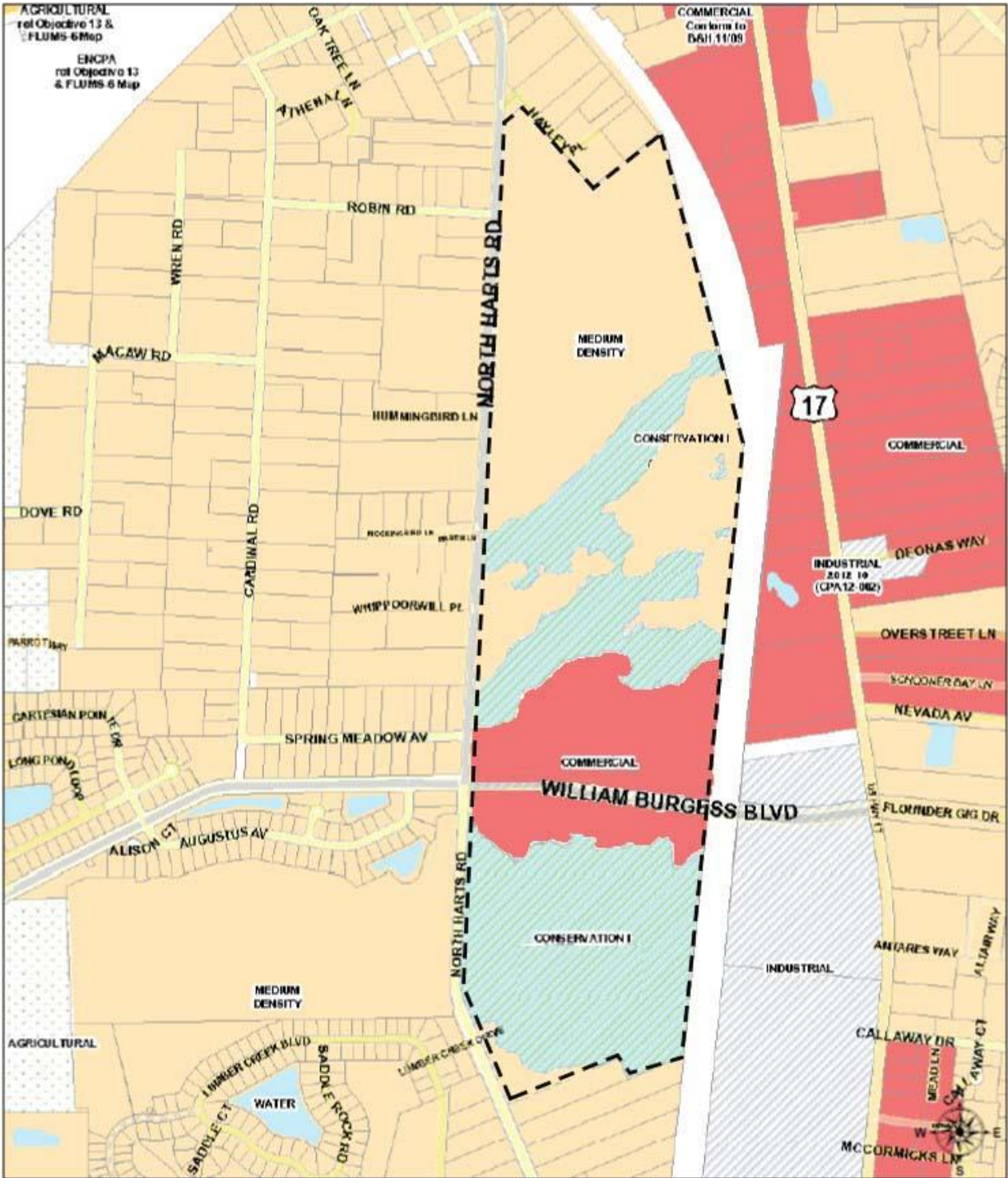
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Industrial (IND) and Conservation I (CSV I) To Medium Density Residential (MDR), Commercial (COM) And Conservation I (CSV I) on the Future Land Use Map of Nassau County as shown in Exhibit "A-1", "A-2", and "A-3" attached hereto and made a part hereof. 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 Beacon Street LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions as shown in Exhibit "A-1", "A-2", and "A-3" attached:

Tax Parcel # 42-2N-27-000-0003-0060



SECTION 4. AMENDMENT.

Policy FL.11.08 of the Future Land Use Element is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof.

SECTION 5. 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