

**ORDINANCE 2018 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
AMENDING THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN; PROVIDING FOR THE  
RECLASSIFICATION OF APPROXIMATELY 11.9 ACRES  
OF REAL PROPERTY LOCATED ON THE EAST SIDE OF  
US 1 BETWEEN ROY BOOTH ROAD AND CASA WOOD  
LANE, FROM AGRICULTURE (AGR) TO COMMERCIAL  
(COM). PROVIDING FOR FINDINGS; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Equipment Options Direct, LLC is the owner of one parcel comprising +/-11.90 acres identified as Tax Parcel # 37-1N-25-2940-0007-0010 by virtue of Deed recorded at O.R. 2089, page 102 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Equipment Options Direct, LLC have authorized Gillette & Associates, Inc. to file Application CPA17-009 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Equipment Options Direct, 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 Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this application on December 19, 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 \_\_\_\_\_, 2018; 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.

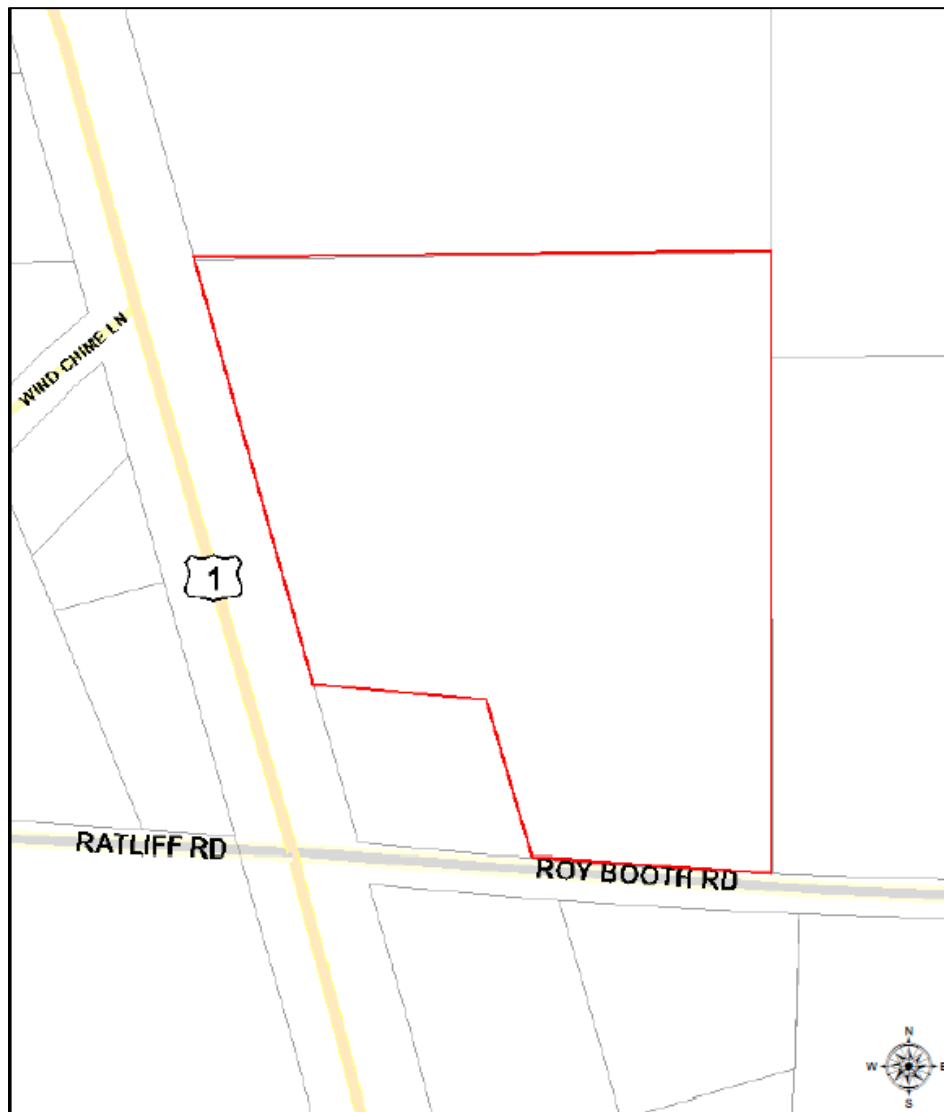
## **SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Agriculture (AGR) 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 Equipment Options Direct, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

#37-1N-25-2940-0007-0010



LEGAL DESCRIPTION

**LOT NUMBERED 7, IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST, DESCRIBED ACCORDING TO SURVEY OF WALTER S. CLUCHT DATED FEBRUARY 12, 1911, PLAT FILED IN COUNTY RECORDS OF CLERK OF CIRCUIT COURT, NASSAU COUNTY, FLORIDA.**

**EXCEPTING FROM SAID PROPERTY THAT CERTAIN PROPERTY DEEDED TO STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT FOR RIGHT OF WAY PURPOSES AND BETTER KNOWN AND DESCRIBED IN DEED BOOK 187, PAGE 482, AND OFFICIAL RECORDS BOOK 578, PAGE 1198 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

**FURTHER EXCEPTING THAT PART DESCRIBED IN OFFICIAL RECORDS BOOK 1578, PAGE 1649 AND OFFICIAL RECORDS BOOK 1578, PAGE 1651 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

**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 \_\_\_\_\_, 2018.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
PAT EDWARDS,  
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