

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

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 1.0 ACRE OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SR200/A1A APPROXIMATELY 2.5 MILES EAST OF US 1, FROM COMMERCIAL (COM) TO AGRICULTURE (AGR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Edward Zahn is the owner of one parcel comprising 1.0 acre identified as Tax Parcel #s 42-2N-25-0000-0017-0070 by virtue of Deed recorded at O.R. 2121, page 1299 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Edward Zahn has filed Application CPA18-007 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Edward Zahn 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 July 17, 2018 and voted to recommend approval of CPA18-007 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 August 13, 2018; 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), FL.03.02, and FL.08.01.

## **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 Edward Zahn and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #s 42-2N-25-0000-0017-0070



## LEGAL DESCRIPTION

Part of Section 42, Township 2 North, Range 25 East, Nassau County, Florida, more particularly described as follows:

Commencing at the southeast corner of Section 42, Run thence North  $88^{\circ}12'20''$  West along the South line of Section 42, a distance of 1,709.30 feet to the point of beginning; thence continue along said line, 425.56 feet; thence North  $21^{\circ}47'40''$  West, 249.79 feet to the Southeasterly right-of-way line of State Road A1A; thence North  $68^{\circ}12'20''$  East along said Southeasterly right-of-way line of State Road A1A, a distance of 390 feet; thence South  $21^{\circ}47'40''$  East, 420.00 feet to the Point of Beginning.

Less and excepting the following described property conveyed to State of Florida Department of Transportation in that certain Warranty Deed dated 12-17-2001 and filed 3-5-2001 in Official Records Book 1041, at Page 1016, of the Public Records of Nassau County, Florida:

Parcel Number 139 Section 74040-2528

A part of Section 42, Francis Woods Grant, Township 2 North, Range 25 East, of Nassau County, Florida, being described as follows:

Commence at the Southeast corner of Section 16, also being the corner of Sections 15, 21 and 22, Township 2 North, Range 25 East of said County; thence North  $01^{\circ}11'29''$  West along the Easterly line of said Section 16, a distance of 145.105 meters (476.06) feet to an intersection with the existing Southerly right of way line of State Road 200, as shown on the Florida Department of Transportation right of way map Section 74040-2528; thence North  $67^{\circ}24'24''$  East along said existing Southerly right of way line of State Road 200, a distance of 204.001 meters (669.29 feet) to the Point of Beginning; thence continue North  $67^{\circ}24'24''$  East along said existing Southerly right of way line of State Road 200, a distance of 118.906 meters (390.11 feet); thence South  $22^{\circ}35'36''$  East, a distance of 6.760 meters (22.18 feet); thence South  $67^{\circ}24'24''$  West, a distance of 118.906 meters (390.11 feet); thence North  $22^{\circ}35'36''$  West, a distance of 6.760 meters (22.18 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 \_\_\_\_\_, 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:

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MICHAEL S. MULLIN,  
County Attorney