

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.1 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF BURNEY ROAD, BETWEEN BURNEY PARK AND GREGG STREET, FROM RECREATION (REC) TO HIGH DENSITY RESIDENTIAL (HDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Debra and Gregory Morrison are the owners of one parcel comprising 0.1 acres identified as Tax Parcel No. 00-00-30-010C-0003-0010 by virtue of Deed recorded at O.R. 1717, page 121 of the Public Records of Nassau County, Florida; and

WHEREAS, Debra and Gregory Morrison have authorized the Nassau County Planning Department to file Application CPA22-008 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Debra and Gregory Morrison 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, after due public notice conducted a public hearing on December 6, 2022 and voted to recommend approval of CPA22-008 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that the reclassification 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 January 23, 2023; 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:

SECTION 1. FINDINGS.

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policy FL.01.04.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Recreation (REC) to High Density Residential (HDR) on the Future Land Use Map of Nassau County. The Planning

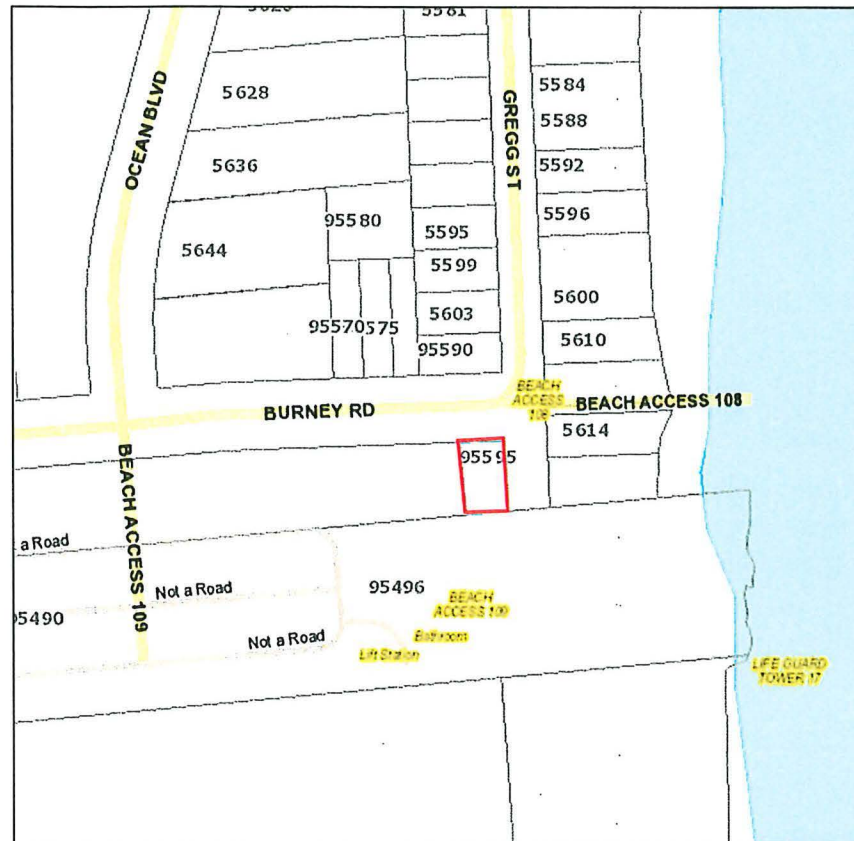


Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

SECTION 3. OWNER AND DESCRIPTION.

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

Parcel # 00-00-30-010C-0003-0010



LEGAL DESCRIPTION

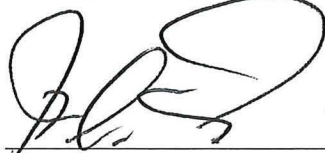
LOT 1, BLOCK 3, UNIT 1, SECTION 3 AMERICAN BEACH SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 19, IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

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.

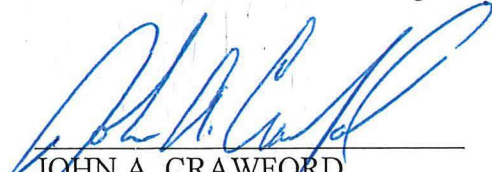
ADOPTED THIS 23RD DAY OF JANUARY, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



KLYNT A. FARMER
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:


DENISE C. MAY
County Attorney