

**ORDINANCE NO. 2026-02**

**AN ORDINANCE FOR THE CITY COUNCIL OF THE CITY OF COTTONDALE, FLORIDA, AMENDING THE CITY OF COTTONDALE COMPREHENSIVE PLAN TO PROVIDE FOR THE ADOPTION OF A CERTAIN SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY OF COTTONDALE COMPREHENSIVE PLAN FOR DEVIN JAMES USSERY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Cottondale, Florida, has previously enacted the City of Cottondale Comprehensive Plan on October 8, 2012; and

WHEREAS, DEVIN JAMES USSERY owns certain real property described as Jackson County Property Appraiser's Parcel ID# 31-5N-11-0092-0000-00J1 and being more particularly described as:

Commencing at the Southwest corner of Section 31, Township 5 North, Range 11 West, Jackson County, Florida; thence N00°08'10"W along the West line of said Section 31, 1757.7 feet; thence N89°47'49"E, 29.8 feet to a concrete marker and the Point of Beginning; thence N00°07'30"W, 744.7 feet to the Southerly right of way of U.S. Highway 90; thence N89°19'40"E, 73.4 feet along the chord of a curve concave Southerly and having a radius of 5654.65 feet; thence N89°42'E along said right of way, 523.58 feet to a concrete marker on the Westerly right of way of the Atlanta and St. Andrew Bay Railroad; thence S01°24'45"W, 337.19 feet along the chord of a curve concave Westerly and having a radius of 6529.65 feet; thence continue along said right of way, S03°04'30"W, 409.80 feet; thence S89°47'49"W, 565.04 feet to the Point of Beginning in Jackson County, Florida.

WHEREAS, DEVIN JAMES USSERY desires a change of land use to reclassify its property as Agricultural; and

WHEREAS, after appropriately advertised public hearings, the City Council has determined that said amendment is proper and lawful, and

WHEREAS, the City Council desires to amend Ordinances 91-63 - 97-01 to adopt a small-scale future land use amendment to the City of Cottondale Comprehensive Plan, as requested by DEVIN JAMES USSERY

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF COTTONDALE, FLORIDA, that:

Section 1. That certain property described as:

Parcel ID# 31-5N-11-0092-0000-00J1 being more particularly described as:  
Commencing at the Southwest corner of Section 31, Township 5 North, Range 11 West, Jackson County, Florida; thence N00°08'10"W along the West line of said Section 31,

1757.7 feet; thence N89°47'49"E, 29.8 feet to a concrete marker and the Point of Beginning; thence N00°07'30"W, 744.7 feet to the Southerly right of way of U.S. Highway 90; thence N89°19'40"E, 73.4 feet along the chord of a curve concave Southerly and having a radius of 5654.65 feet; thence N89°42'E along said right of way, 523.58 feet to a concrete marker on the Westerly right of way of the Atlanta and St. Andrew Bay Railroad; thence S01°24'45"W, 337.19 feet along the chord of a curve concave Westerly and having a radius of 6529.65 feet; thence continue along said right of way, S03°04'30"W, 409.80 feet; thence S89°47'49"W, 565.04 feet to the Point of Beginning in Jackson County, Florida.

shall be reclassified as Agricultural, and the City of Cottondale Comprehensive Plan shall be so amended.

Section 2 - Severability. If any section of this ordinance or any portion hereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder as a whole or as to any part, other than the part declared to be invalid.

Section 3. All ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 4. - Effective Date. This ordinance shall take effect on the date upon which the Grantee filed its acceptance, after vote and adoption of this ordinance by the Town Council of the Town of Cottondale.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY A VOTE OF \_\_\_\_\_ TO \_\_\_\_\_ OF THE CITY COUNCIL OF COTTONDALE, FL.

CITY COUNCIL OF COTTONDALE, FL

BY: \_\_\_\_\_  
James Elmore, Mayor

ATTEST:

\_\_\_\_\_  
Sherri McBride, City Clerk