

ORDINANCE 2012 - 02

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 9.88 ACRES OF REAL
PROPERTY LOCATED IMMEDIATELY EAST OF 450496
SR200 FROM OPEN RURAL (OR) TO COMMERCIAL
INTENSIVE (CI) PROVIDING FOR FINDINGS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Wayne Thomas Trustee is the owner of the 9.88 acre portion of a parcel identified as Tax Parcel #'s 15-2N-25-0000-0006-0000 by virtue of Deed recorded at O.R. 1261, page 1596 of the Public Records of Nassau County, Florida; and

WHEREAS, Wayne Thomas Trustee has authorized HHNT Inc. to file Application CPA11-006 to change the Future land Use Map classification of the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on December 6, 2011 and voted to recommend approval of R11-006 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 proposed CI zoning complies with the underlying Future Land Use Map (FLUM) designation of Industrial, as amended by CPA11-006; and

WHEREAS, the Board of County Commissioners held a public hearing on January 9th, 2012; 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: That the proposed rezoning to Industrial Warehouse (IW); is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policy FL.08.06(B)

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by Wayne Thomas Trustee, and is identified by the following tax identification number, graphic illustration and legal descriptions:

[illegible]

LEGAL DESCRIPTION

PROPOSED AREA TO BE REZONED:

A portion of Government Lot 4, Section 15, Township-2-North, Range-25-East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 15; thence North 88°37'02" East, along the South line of said Section 15, 207.55 feet to its intersection with the East line of lands currently Zoned Industrial Intensive, said line being common with the West line of lands currently zoned Open Rural; thence along last said line, North 00°00'00" West, 506.84 feet to its intersection with the North line of said Section 15; thence South 89°10'40" East, along said North line Section 15, 878.51 feet; thence South 00°00'00" East, departing last said North line, 473.03 feet to a point on the aforementioned South line of Section 15; thence South 88°37'02" West, along said South line, 878.68 feet to the Point of Beginning.

Containing 9.88 acres, more or less.


SECTION 4. EFFECTIVE DATE.

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA11-004, the Future Land Use Map change accompanying this rezoning.

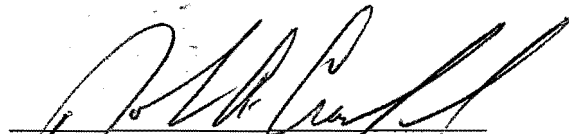
PASSED AND ADOPTED THIS 9th DAY OF January, 2012.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



STACY T. JOHNSON,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

CMC
1/9/12

Approved as to form and legality by the
Nassau County Attorney:


DAVID A. HALLMAN,
County Attorney