

ORDINANCE 2012 - 18

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN; PROVIDING FOR THE
RECLASSIFICATION OF APPROXIMATELY 2.81 ACRES
OF REAL PROPERTY LOCATED ON THE EAST SIDE OF
US17, APPROXIMATELY ONE MILE SOUTH OF SR200
FROM COMMERCIAL (COM) TO INDUSTRIAL (IND);
FINDING THIS ACTION TO MEET THE STANDARDS OF A
SMALL-SCALE AMENDMENT; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Mark Manning and Carlton Harbin are the owners of the 2.81 acre portion of parcels identified as Tax Parcel #'s 42-2N-27-4607-0011-0010 and 42-2N-27-4607-0012-0000 by virtue of Deed recorded at O.R. 1761, page 1018 of the Public Records of Nassau County, Florida; and

WHEREAS, Mark Manning and Carlton Harbin have authorized Michelle Knapp to file Application CPA12-002 to change the Future land Use Map classification of the land described herein; and

WHEREAS, Mark Manning and Carlton Harbin have 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 May 15, 2012 and voted to recommend approval of CPA12-002 to the Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on June 11, 2012; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 and 163 of the Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS.

- 1) The FLUM amendment is compatible with immediately adjacent commercial and industrial FLU that surrounds the subject property.
- 2) The FLUM amendment will support and promote an existing small business in Nassau County per Objective ED.03.
- 3) The FLUM amendment breaks up the potential for "strip" commercial development discouraged by Policy FL.08.05

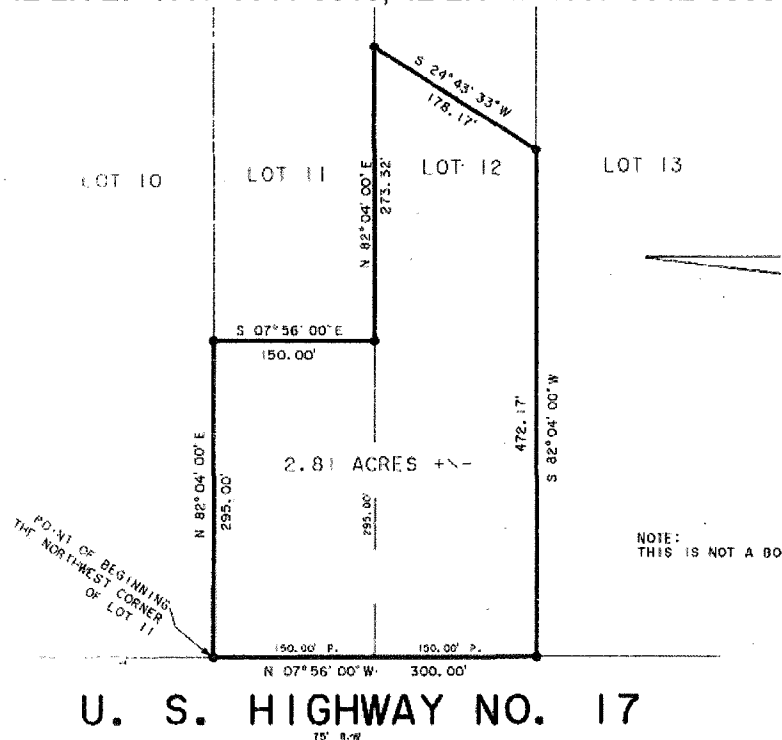
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from (COM) to (IND) on the Future Land Use Map of Nassau County. The Growth Management 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 Mark Manning and Carlton Harbin, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

42-2N-27-4607-0011-0010, 42-2N-27-4607-0012-0000



LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 11;
THENCE NORTH $82^{\circ}-04'-00''$ EAST ALONG THE
NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF
295.00 FEET TO A POINT; THENCE SOUTH
 $07^{\circ}-56'-00''$ EAST, A DISTANCE OF 150.00 FEET TO
A POINT LOCATED ON THE SOUTHERLY LINE OF SAID
LOT 11, THENCE NORTH $82^{\circ}-04'-00''$ EAST ALONG
SAID SOUTHERLY LINE OF LOT 11, A DISTANCE OF
273.32 FEET TO A POINT; THENCE SOUTH
 $24^{\circ}-43'-33''$ WEST, A DISTANCE OF 178.17 FEET
TO A POINT LOCATED ON THE SOUTHERLY LINE OF
LOT 12, AFOREMENTIONED; THENCE SOUTH
 $82^{\circ}-04'-00''$ WEST ALONG SAID SOUTHERLY LINE OF
LOT 12, A DISTANCE OF 472.17 FEET TO THE
EASTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY
NO. 17 (A 75 FOOT RIGHT-OF-WAY); THENCE
NORTH $07^{\circ}-56'-00''$ WEST ALONG SAID
RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 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 11th DAY OF June, 2012.

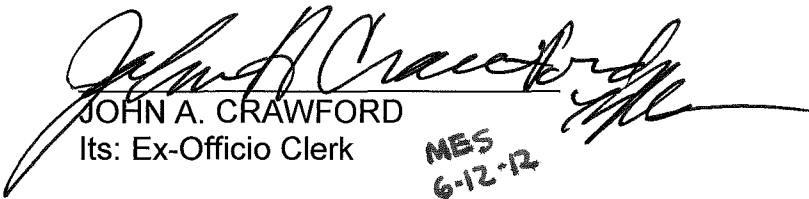
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,
Its: Vice Chairman


ATTESTATION: Only to Authenticity as to
Vice Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MBS
6-12-12

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



DAVID A. HALLMAN,
County Attorney