

**ORDINANCE 2012 - 27**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 6.57 ACRES OF REAL PROPERTY LOCATED ON THE ON THE WEST SIDE OF MT. ZION LOOP, SOUTH OF SR200 FROM COMMERCIAL (COM), MEDIUM DENSITY RESIDENTIAL (MDR), AND UNDESIGNATED LAND (FORMERLY RIGHT-OF WAY) TO HIGH DENSITY RESIDENTIAL (HDR); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, OTAK Group, Inc. are the owners of the 6.57 acre portion of parcels identified as Tax Parcel #'s 25-2N-28-0000-0002-0220 and 24-2N-28-0000-0038-0060 by virtue of Deed recorded at O.R. 1641, page 160 and O.R. 1774, page 1000 of the Public Records of Nassau County, Florida; and

**WHEREAS**, OTAK Group, Inc. have authorized Gillette and Associates, Inc to file Application CPA12-007 to change the Future land Use Map classification of the land described herein; and

**WHEREAS**, OTAK Group, Inc. 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 September 4, 2012 and voted to recommend approval of CPA12-007 to the Commission; and

**WHEREAS**, the Board of County Commissioners held a public hearing on September 24, 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.**

The FLUM amendment complies with the Goals, Objectives and Policies of the Nassau County 2030 Comprehensive Plan, including Objective FL.01; and Policies FL.01.02(B) and FL.08.04.

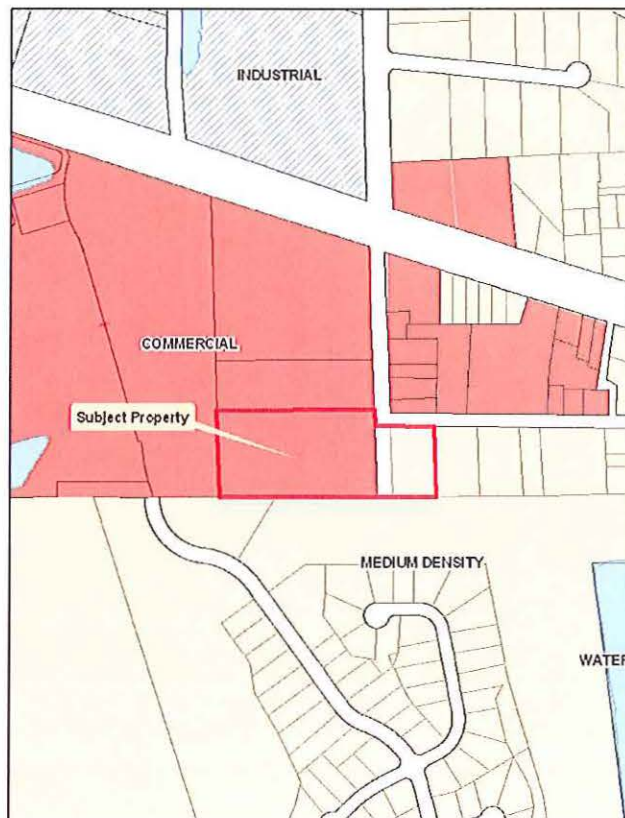
## **SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Commercial (COM), Medium Density Residential (MDR), and undesignated land (formerly right-of way) to High Density Residential (HDR) 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:

25-2N-28-0000-0002-0220 ; 24-2N-28-0000-0038-0060



## LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 25, AND A PORTION OF GOV. LOT 3, SECTION 24, and TOWNSHIP 2 NORTH, RANGES 28 EAST, NASSAU COUNTY, FLORIDA ALSO BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 1641, PAGE 160 AND OFFICIAL RECORD BOOK 1774, PAGE 1000, OF THE PUBLIC RECORDS OF SAID COUNTY AND STATE.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SECTION 25 AND ALSO BEING KNOW AS THE SOUTHWEST CORNER GOV. LOT 3, SECTION 24 AFOREMENTIONED; THENCE S 89° 52' 24" W ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 60.03 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 1641, PAGE 160 AS RECORDED IN SAID COUNTY AND STATE ; THENCE CONTINUE S 89° 52' 24" W ALONG SOUTH LINE AFORESAID, A DISTANCE OF 604.75 FEET; THENCE N 02° 03' 59" W, A DISTANCE OF 352.91 FEET; THENCE N 89° 52' 24" E, A DISTANCE OF 604.75 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY PROPERTY LINE; THENCE S 02° 03' 59" E ALONG EASTERLY LINE AFORESAID, A DISTANCE OF 63.03 FEET TO POINT ON THE PROLONGATION OF THE SOUTH RIGHT OF WAY LINE MT. ZION ROAD (50 FOOT RIGHT OF WAY DEED) AND THE AFOREMENTIONED EASTERLY PROPERTY LINE; THENCE S 88° 28' 21" E ALONG THE SOUTH RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 255.23 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 1774, PAGE 1000 OF THE PUBLIC RECORD AS RECORDED IN SAID COUNTY AND STATE; THENCE S 02° 16' 15" E ALONG EASTERLY PROPERTY LINE AFORESAID, A DISTANCE OF 282.51 FEET TO A POINT ON THE SOUTH LINE OF SAID GOV. LOT 3; THENCE N 89° 52' 24" E ALONG SOUTH LINE AFORESAID, A DISTANCE OF 195.85 FEET TO THE POINT OF BEGINNING, CONTAINING 6.57ACRES MORE OR LESS.


**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 24th DAY OF September, 2012.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
DANIEL B. LEEPER,  
Its: Chairman

ATTEST as to Chairman's Signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk  
  
CSJ

MES 9.26.12  
HAR 9/26/12

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

  
\_\_\_\_\_  
DAVID A. HALLMAN,  
County Attorney