

ORDINANCE 2011 - 02

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.89 AND .07 ACRES OF REAL PROPERTY LOCATED IMMEDIATELY SOUTH OF LIME STREET BETWEEN 6TH STREET AND THE CSX RR FROM HIGH DENSITY RESIDENTIAL (HDR) TO INDUSTRIAL (I); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Public Utilities is the owner of .89 and .07 acre parcels identified as Tax Parcel #'s 00-00-31-1800-0186-0010 and 00-00-31-1800-0308-0011 by virtue of that Guardian's Deed recorded at O.R. 517, page 43 of the Public Records of Nassau County, Florida; and

WHEREAS, Florida Public Utilities has authorized Ron V. Flick to file Application CPA11-001 to change the Future land Use Map classification of the land described herein; and

WHEREAS, Florida Public Utilities has 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, also acting as the Local Planning Agency for Nassau County, held a duly noticed public hearing on March 1, 2011 to address the requested Amendment to the Future Land Use Map and voted; and

WHEREAS, the Board of County Commissioners held a public hearing on March 28th, 2011; 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. This Amendment qualifies as a small-scale amendment pursuant to Section 163.3187 (1)(c), Florida Statutes.
2. This Amendment meets standards contained in Chapter 163, Part II, Florida Statutes and Rule 9J-5, Florida Administrative Code.
3. That the proposed small-scale amendment to Industrial (I) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Polices FL.01.02(D), RC.01.12, RC.03.01

SECTION 2. PROPERTY RECLASSIFIED.

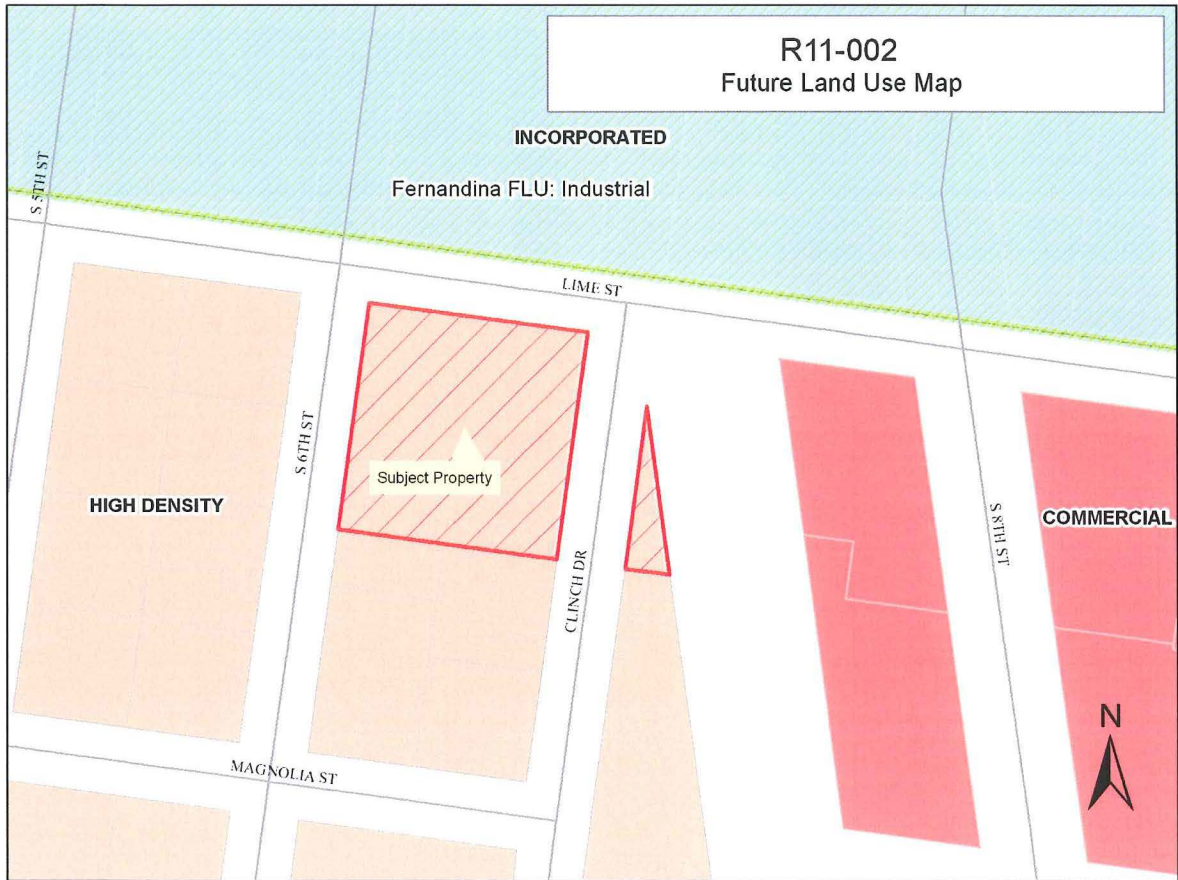
The real property described in Section 3 is reclassified from High Density Residential (HDR) to Industrial (I) on the Future Land Use Map of Nassau County. The Growth Management Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

SECTION 3. OWNER AND DESCRIPTION.

The land reclassified by this Ordinance is owned by Florida Public Utilities, a Florida Corporation, and is identified by the following tax identification numbers, graphic illustration and legal descriptions:

00-00-31-1800-0186-0010

00-00-31-1800-0308-0011



LEGAL DESCRIPTION

Lots 1, 2, 7 and 8 of Block 186, together with a part of Lots 1 and 2 block 308 that lies westerly of the Seaboard Airline Railroad, Fernandina Beach, Nassau County, Florida, as shown on the official plat of said city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida town improvement company in 1887 and 1901).

SECTION 5. EFFECTIVE DATE.

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Community Affairs 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 28th DAY OF March, 2011.


BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



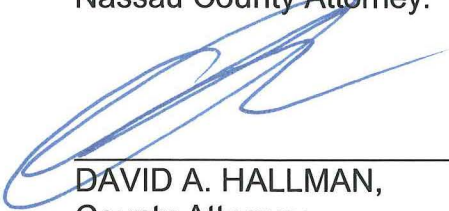
WALTER J. BOATRIGHT,
Its: Chairman

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



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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



DAVID A. HALLMAN,
County Attorney