

ORDINANCE NO. 2011- 03

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY .89 AND .07 ACRES OF REAL PROPERTY LOCATED IMMEDIATELY SOUTH OF LIME STREET BETWEEN 6TH STREET AND THE CSX RR FROM RESIDENTIAL GENERAL-1 (RG-1) TO INDUSTRIAL WAREHOUSE (IW); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Ron V. Flick of Fernandina Beach as authorized agent for Florida Public Utilities, owner of the real property described in this Ordinance, filed Application R11-002 for a rezoning and reclassification of the property from Residential General-1 (RG-1) to Industrial Warehouse (IW); and

WHEREAS, the Planning and Zoning Board, after due public notice conducted a public hearing on March 1, 2011 and voted to recommend approval of this rezoning request; 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 property is the subject of a companion Future Land Use amendment to the Nassau County Comprehensive Plan CPA11-001; and

WHEREAS, the proposed IW zoning complies with the underlying Future Land Use Map (FLUM) designation of Industrial, as amended by CPA11-001; and

WHEREAS, public notice of this rezoning has been provided in accordance with Chapter 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:

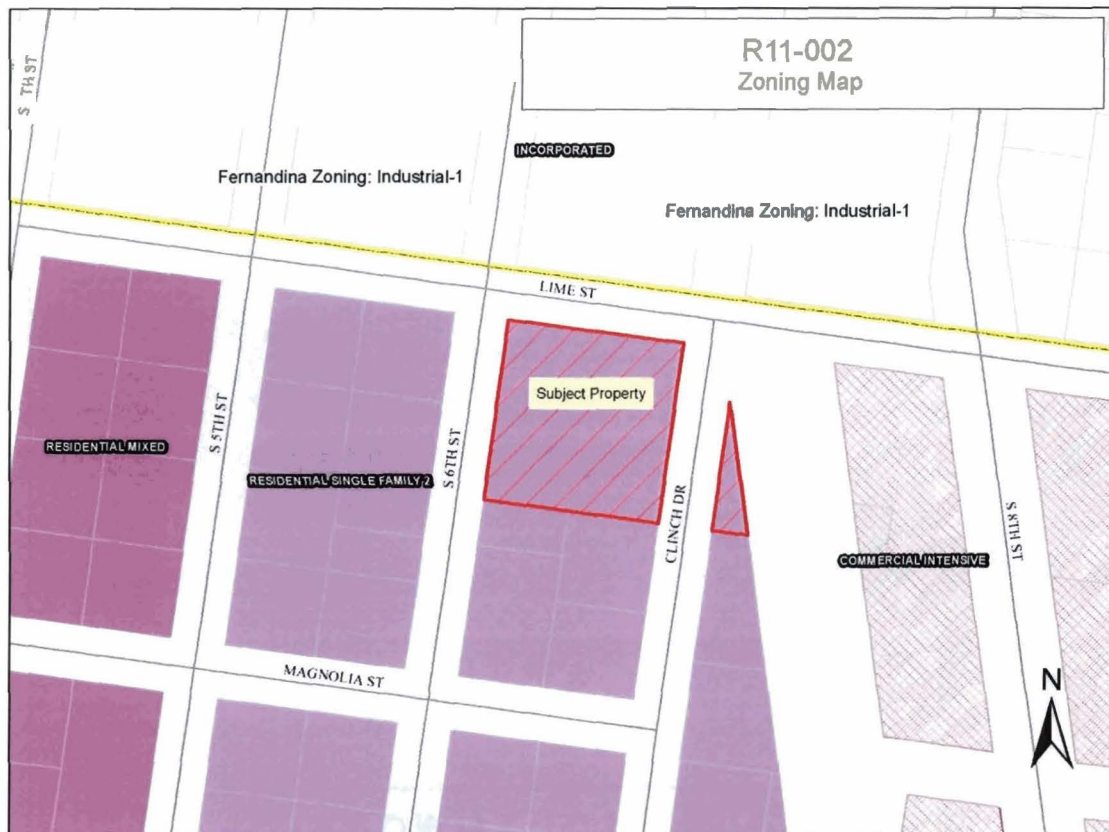
SECTION 1. FINDINGS: That the proposed rezoning to Industrial Warehouse (IW); is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(D), RC.01.12, RC.03.01

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified to Industrial Warehouse (IW); upon the effective date of the ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by Florida Public Utilities of West Palm Beach, FL 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 3. EFFECTIVE DATE: This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA11-001, the Future Land Use Map change accompanying this rezoning.

PASSED AND ADOPTED THIS 28th **DAY OF** March, 2011.


BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



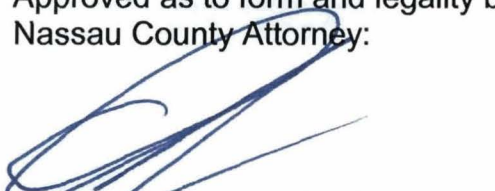
WALTER J. BOATRIGHT,
Its: Chairman

**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