

ORDINANCE 2012 - 01

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 9.88 ACRES OF REAL PROPERTY LOCATED IMMEDIATELY EAST OF 450496 SR200 FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (COM); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; 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, Wayne Thomas Trustee 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, after due notice conducted a public hearing on December 6, 2011 and voted to recommend approval of CPA11-006 to the Commission; 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 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 consistent and compatible with immediately adjacent commercial FLU that surrounds the subject property.

- 2) The FLUM amendment will expand commercial FLU in a clustered or nodal pattern, eliminating or reducing strip-style development along arterial and collector roads as per Policy FL.08.06(B) of the 2030 Comprehensive Plan.
- 3) The amendment supports an existing business in Nassau County and encourages the business to stay in the county rather than relocate to another jurisdiction.

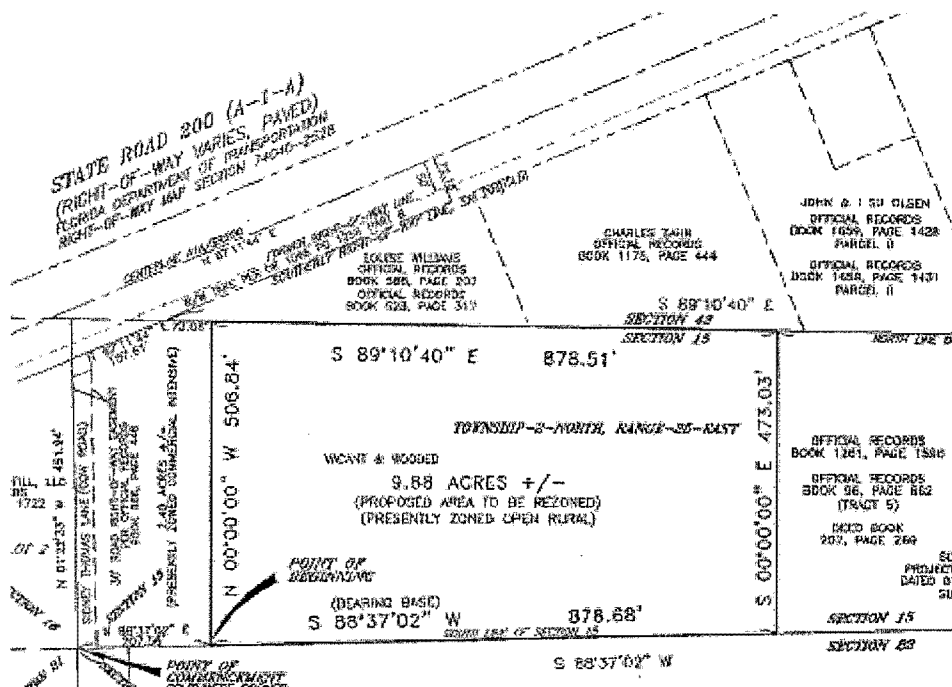
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Medium Density Residential (MDR) to Commercial (COM) 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 Wayne Thomas Trustee, and is identified by the following tax identification number, graphic illustration, and legal descriptions:

15-2N-25-0000-0006-0000



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, 207.56 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.

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 9th DAY OF January, 2012.

BOARD OF COUNTY COMMISSIONERS

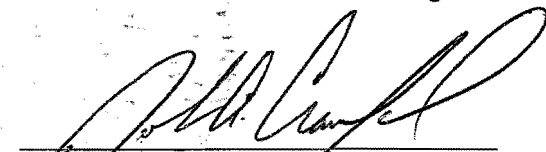
NASSAU COUNTY, FLORIDA



STACY T. JOHNSON,

Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

*Call
11/9/12*

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



DAVID A. HALLMAN,
County Attorney