

**ORDINANCE 2012 - 21**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 2.81 ACRES OF REAL  
PROPERTY LOCATED ON THE EAST SIDE OF US17,  
APPROXIMATELY ONE MILE SOUTH OF SR200 FROM  
COMMERCIAL INTENSIVE (CI) TO INDUSTRIAL  
WAREHOUSE (IW) PROVIDING FOR FINDINGS; 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 R12-002 to change the zoning classification of the land described herein; 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 R12-002 to the Commission; 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 proposed IW zoning complies with the underlying Future Land Use Map (FLUM) designation of Industrial, as amended by CPA12-002; 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 Florida Statutes and the Nassau County Land Development Code.

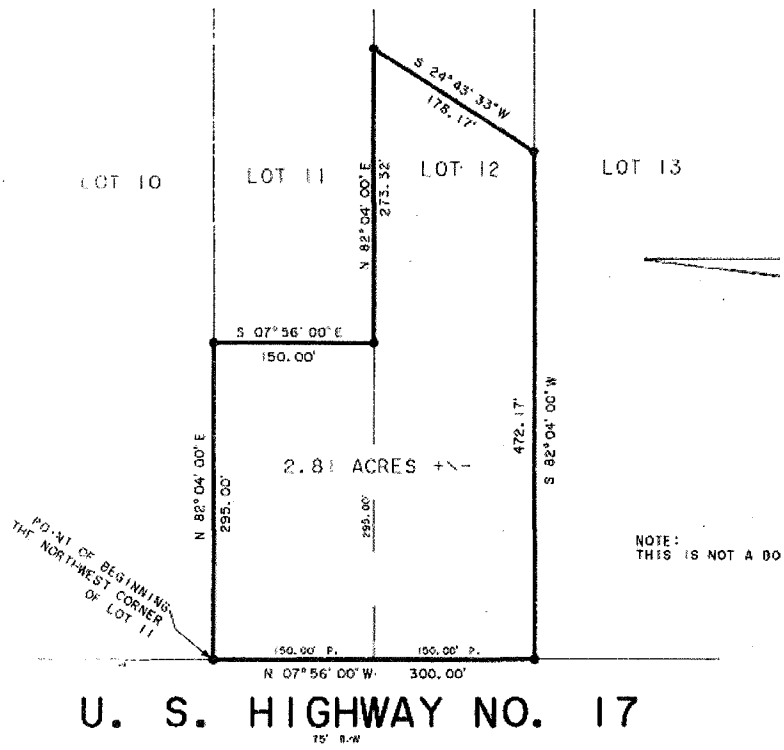
**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:**

**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.08.05 and ED.03

**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 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.**

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA12-002, the Future Land Use Map change accompanying this rezoning.


**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  
MES  
6-12-12

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

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