

**ORDINANCE 2012 -36\_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 9.21 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US 1, APPROXIMATELY 3 MILES SOUTH OF CALLAHAN TOWN LIMITS FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (COM); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Farouk Huraira is the owner of the 9.21 acres parcels identified as Tax Parcel #'s 10-1N-25-0000-0012-0000 and 10-1N-25-0000-0012-0010 by virtue of Deed recorded at O.R. 1402, page 132 and O.R. 1403, page 526 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Farouk Huraira has authorized Jimmy L. Higginbotham to file Application CPA12-009 to change the Future land Use Map classification of the land described herein; and

**WHEREAS**, Farouk Huraira 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 November 6, 2012 and voted to recommend approval of CPA12-009 to the Commission; and

**WHEREAS**, the Board of County Commissioners held a public hearing on December 10, 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 2030 Comprehensive Plan, in particular Policies FL.01.02(B-C), FL.08.05, and ED.05.02.

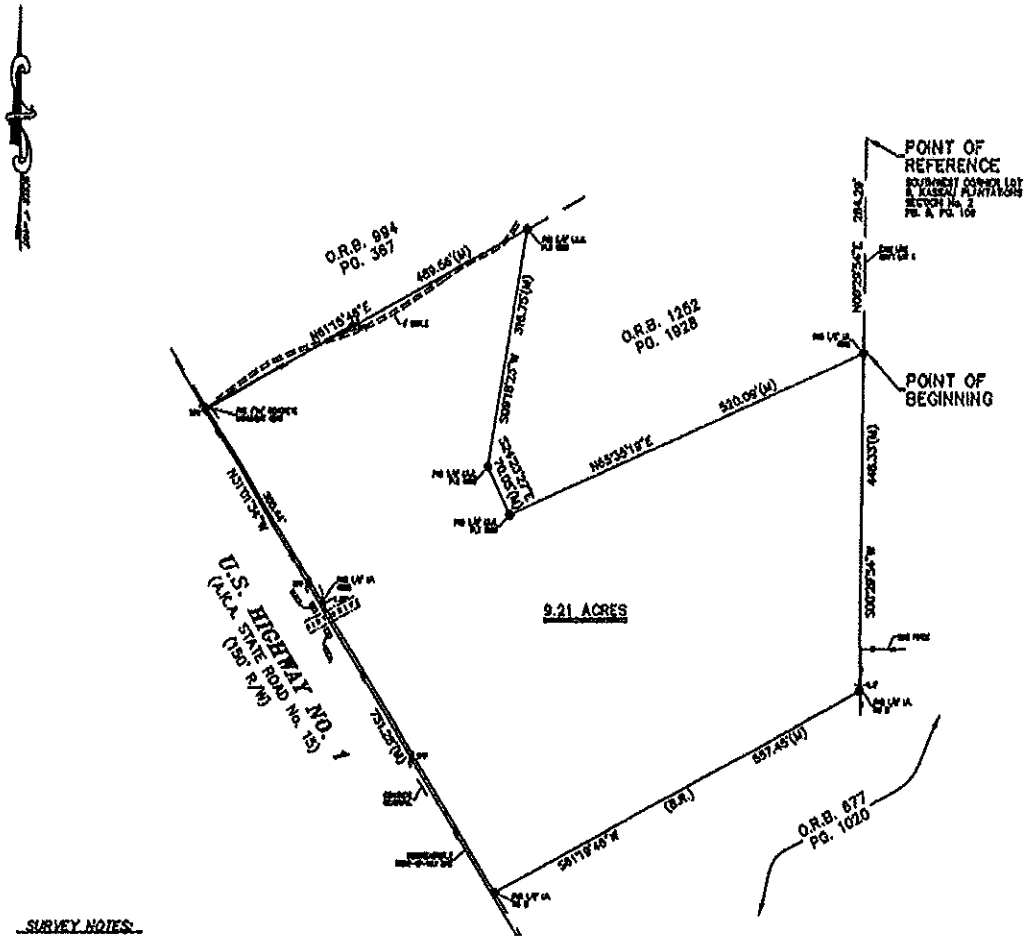
**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from (LDR) to (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 Farouk Huraira, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

10-1N-25-0000-0012-0000 and 10-1N-25-0000-0012-0010



ALL THAT CERTIAN PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 4, SECTION 10, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, NASSAU PLANTATIONS, SECTION NO. 2 AS RECORDED IN FLAT BOOK 5, PAGE 109 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE S00°29'54"E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 284.28 FEET TO A FOUND 1/2" IRON ROD (4822) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE S00°29'54"E, ALONG SAID EAST LINE OF GOVERNMENT LOT 4, A DISTANCE OF 448.33 FEET TO A FOUND 1/2" IRON PIPE (NO ID); THENCE S81°19'48"W, A DISTANCE OF 557.45 FEET TO A FOUND 1/2" IRON PIPE (NO ID) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 (ALSO KNOWN AS STATE ROAD No. 15); THENCE N31°01'34"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF U.S. No. 1, A DISTANCE OF 751.28 FEET TO A FOUND 4"x4" CONCRETE MONUMENT (4822); THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE N61°15'48"E, A DISTANCE OF 489.58 FEET TO A FOUND 5/8" IRON ROD AND CAP (PLS 4899); THENCE S09°18'23"W, A DISTANCE OF 318.75 FEET TO A FOUND 5/8" IRON ROD AND CAP (PLS 4899); THENCE S24°23'27"E, A DISTANCE OF 70.05 FEET TO A FOUND 5/8" IRON ROD AND CAP (PLS 4899); THENCE N65°35'19"E, A DISTANCE OF 520.09 FEET TO A FOUND 1/2" IRON ROD (NO ID) AND THE POINT OF BEGINNING.

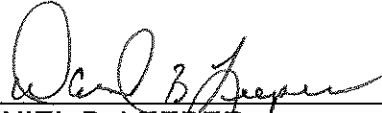
LANDS THUS DESCRIBED CONTAINS 9.21 ACRES, MORE OR LESS.

#### 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.

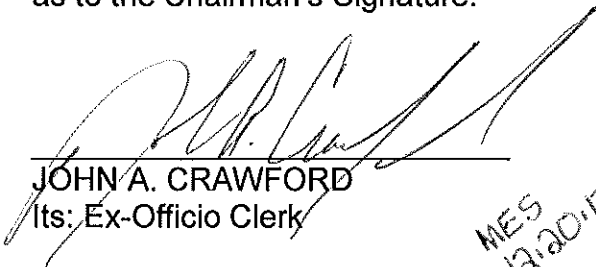
PASSED AND ADOPTED THIS 17th DAY OF December, 2012.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,  
Its: Chairman

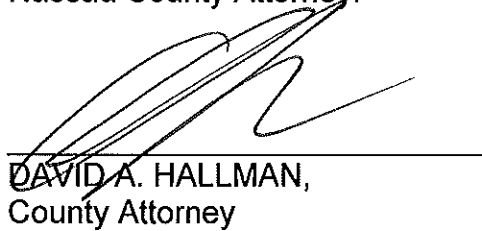
ATTESTATION: Only to Authenticity  
as to the Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
12/20/12

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



DAVID A. HALLMAN,  
County Attorney