

ORDINANCE 2012 - 37

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 9.21 ACRES OF REAL
PROPERTY LOCATED ON THE EAST SIDE OF US 1,
APPROXIMATELY 3 MILES SOUTH OF CALLAHAN
TOWN LIMITS, FROM OPEN RURAL (OR) and
RESIDENTIAL SINGLE FAMILY-1 (RS-1) TO
COMMERCIAL GENERAL (CG) PROVIDING FOR
FINDINGS; 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 R12-011 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 November 6, 2012 and voted to recommend approval of R12-011 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 CG zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial, as amended by CPA12-009; 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 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.

The proposed rezoning to Commercial General (CG) 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.

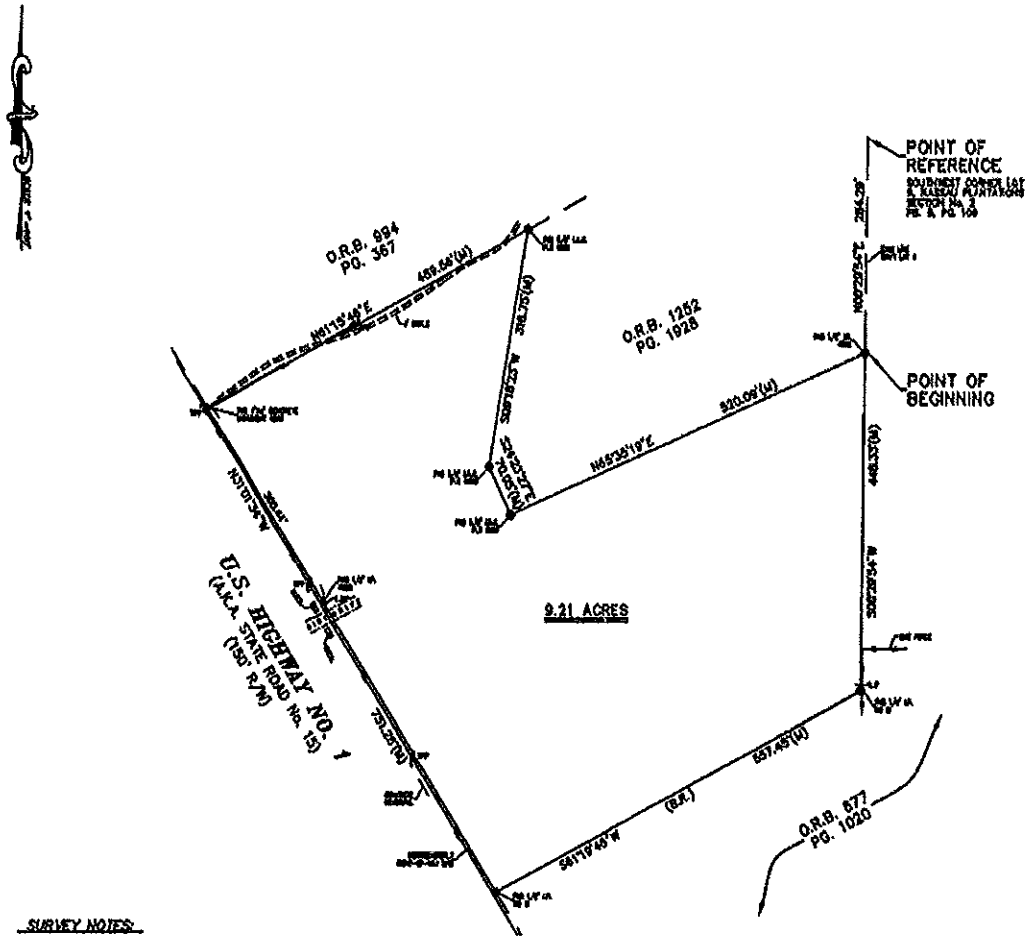
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is rezoned and reclassified to Commercial General (CG) 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 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 PLAT 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 284.29 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 N85°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.

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA12-009, the Future Land Use Map change accompanying this rezoning.

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

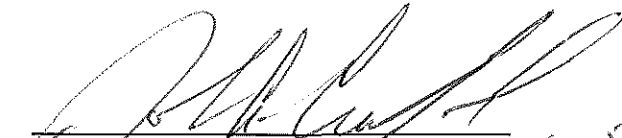
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



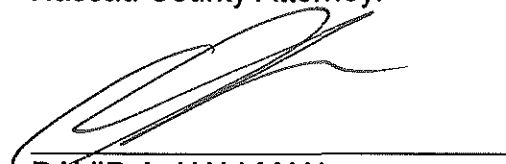
DANIEL B. LEEPER,
Its: Chairman

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