

**ORDINANCE 2011 - 18**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 1.89 AND 1.05 ACRES OF REAL PROPERTY LOCATED IMMEDIATELY NORTH OF 852426 US HWY 17 FROM AGRICULTURAL (AG) AND COMMERCIAL (C) TO INDUSTRIAL (I); FINDING THIS ACTION TO MEET THE STANDARDS OF A SMALL-SCALE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Get and Save, LLC is the owner of the 1.89 and 1.05 acre parcels identified as Tax Parcel #'s 02-3N-26-0000-0001-0050 and 35-4N-26-0000-0001-0040 by virtue of Deed recorded at O.R. 1537, page 1959 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Get and Save, LLC has authorized Gillette and Associates to file Application CPA11-004 to change the Future land Use Map classification of the land described herein; and

**WHEREAS**, Get and Save, LLC 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 October 18, 2011 and voted to recommend approval of CPA11-004 to the Commission; and

**WHEREAS**, the Board of County Commissioners held a public hearing on November 14, 2011; 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 predominantly commercial and industrial FLUM and uses that surround the subject property in accordance with the 2030 Comprehensive Plan.
- 2) The FLUM amendment will not impact residential as there are no residential uses, nor is there residential FLU accessible near the subject property (including the ENCPA).

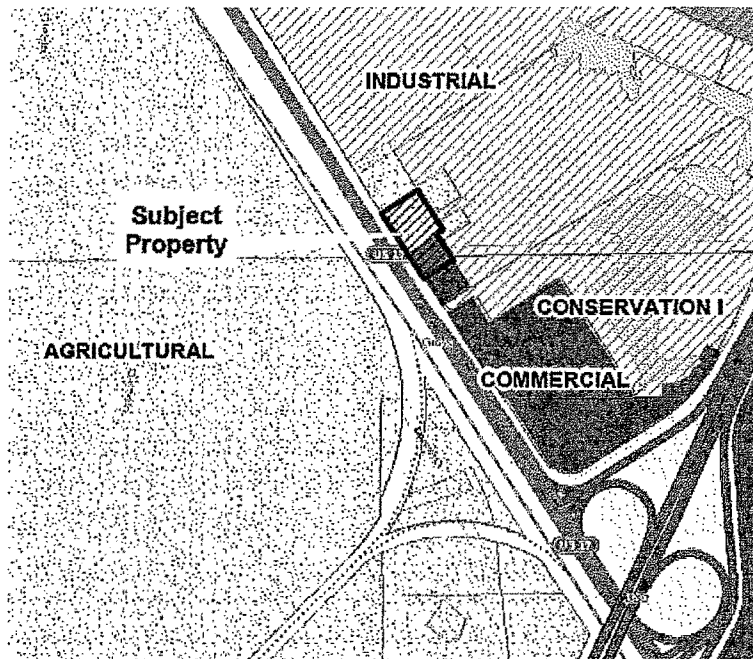
## **SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Agricultural (1.89 acres) and Commercial (1.05 acres) to Industrial (I) 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 Get and Save, LLC a Florida Corporation, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

02-3N-26-0000-0001-0050, 35-4N-26-0000-0001-0040



### LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST AND SECTION 2, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228 AND OFFICIAL RECORDS BOOK 1537, PAGE 1959, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 89°19'34" EAST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 3,096.01 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1537, PAGE 1959, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 32°54'22" WEST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 161.77 FEET TO INTERSECT THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228, OF THE PUBIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228, THE FOLLOWING THREE COURSES: 1) NORTH 57°07'01" EAST A DISTANCE OF 51.07 FEET; 2) NORTH 32°54'05" WEST A DISTANCE OF 302.67 FEET; 3) SOUTH 57°06'03" WEST A DISTANCE OF 275.00 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17; THENCE SOUTH 32°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 502.59 FEET TO A JOG IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°07'01" EAST A DISTANCE OF 224.00 FEET; THENCE NORTH 32°54'22" WEST A DISTANCE OF 38.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.94 ACRES MORE OR LESS.

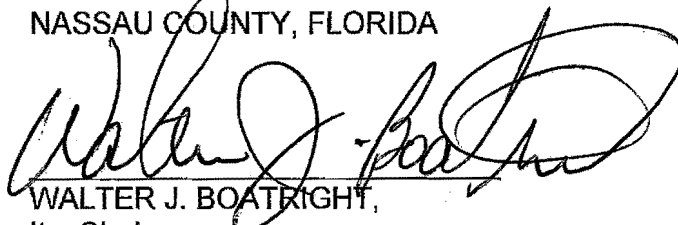
**SECTION 5. EFFECTIVE DATE.**

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.

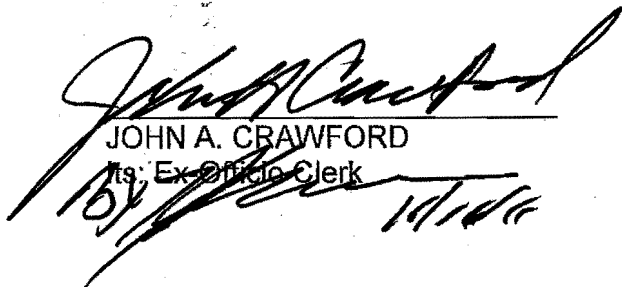
**PASSED AND ADOPTED THIS 14th DAY OF November, 2011.**

BOARD OF COUNTY COMMISSIONERS


NASSAU COUNTY, FLORIDA

  
WALTER J. BOATRIGHT,  
Its: Chairman

ATTEST 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