

**ORDINANCE 2020 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
AMENDING THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN; PROVIDING FOR THE  
RECLASSIFICATION OF APPROXIMATELY 2.84 ACRES  
OF REAL PROPERTY LOCATED ON THE EAST SIDE OF  
US HWY 17, BETWEEN HAMILTON STREET AND KOEN  
LANE, FROM COMMERCIAL (COM) AND LOW DENSITY  
RESIDENTIAL (LDR) TO COMMERCIAL (COM);  
PROVIDING FOR FINDINGS; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Halls Salvage LLC is the owner of one parcel comprising 2.84 acres identified as Tax Parcel No. 50-3N-27-4720-0084-0010 by virtue of Deed recorded at O.R. 1834, page 1286 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Halls Salvage LLC has authorized Philip Griffin to file Application CPA19-012 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Halls Salvage 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 public notice conducted a public hearing on December 17, 2019 and voted to recommend approval of CPA19-012 to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that the reclassification is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

**WHEREAS**, the Board of County Commissioners held a public hearing on January 13, 2020; 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 FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(C) and FL.01.04.

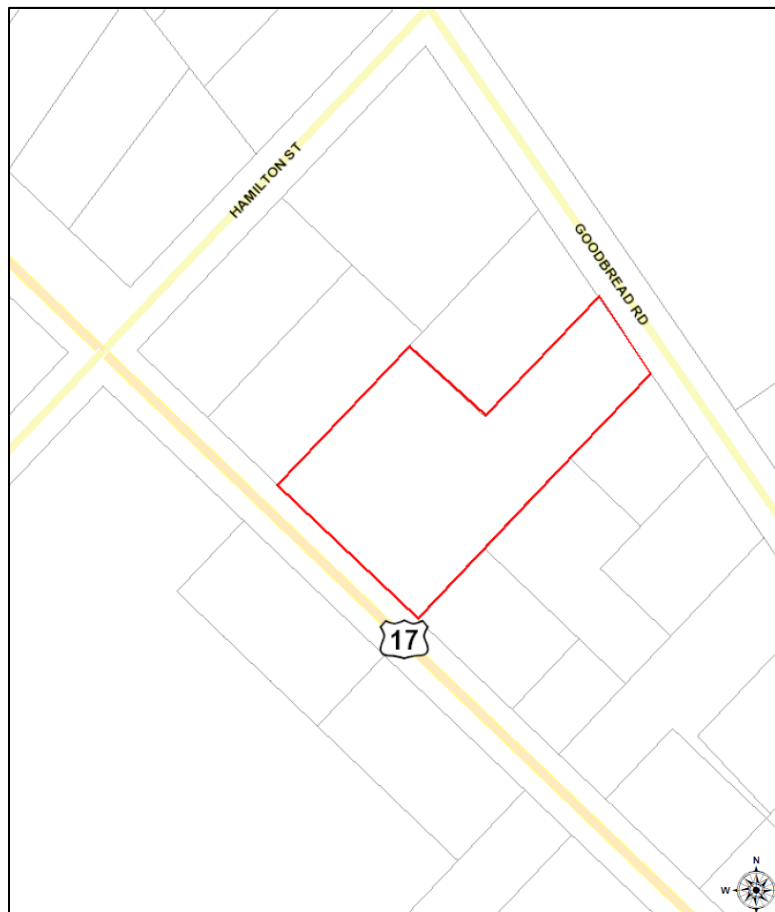
## **SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Commercial (COM) and Low Density Residential (LDR) to Commercial (COM) on the Future Land Use Map of Nassau County. The Planning and Economic Opportunity 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 Halls Salvage LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 50-3N-27-4720-0084-0010



### LEGAL DESCRIPTION

The northerly one-half of Lot 84, All of Lot 85 and the northwesterly one-half of Lot 90, North Yulee, according to plat thereof recorded in Plat Book 2, Page 26 of the Public Records of Nassau County, Florida.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
DANIEL B. LEEPER,  
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:

\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney