

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

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
AMENDING THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN; PROVIDING FOR THE  
RECLASSIFICATION OF APPROXIMATELY 3.50 ACRES  
OF REAL PROPERTY LOCATED AT 451573 STATE ROAD  
200, ON THE NORTH SIDE OF STATE ROAD 200,  
BETWEEN GRIFFIN ROAD AND ROCKING HORSE LANE,  
FROM AGRICULTURE (AGR) TO COMMERCIAL (COM);  
PROVIDING FOR FINDINGS; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Arctic Air Northern Florida, LLC is the owner of one parcel comprising 3.5 acres identified as Tax Parcel No. 05-2N-26-0000-0003-0020 by virtue of Deed recorded at O.R. 2354, page 1294 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Arctic Air Northern Florida, LLC have filed Application CPA20-011 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Arctic Air Northern Florida, LLC 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 public notice conducted a public hearing on December 1, 2020 and voted to recommend approval of CPA20-011 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 December 14, 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 Agriculture (AGR) 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 Arctic Air Northern Florida, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 05-2N-26-0000-0003-0020



### LEGAL DESCRIPTION

A portion of Section 5, Township 2 North, Range 26 East, Nassau County, Florida; and being more particularly described as follows:

Commence at the Southeastern corner of said Section 5 and run South 88 degrees 32 minutes 00 seconds West along the Southernly line of said Section 5, a distance of 2,420.57 feet to the Northerly right of way line of State Road No. 200 (having a 100 foot right of way); thence North 73 degrees 58 minutes 41 seconds East along said Northerly right of way line, a distance of 78.03 feet to the point of the beginning. Thence continue North 73 degrees 58 minutes 41 seconds East along said Northerly right of way line, a distance of 360.00 feet; thence North 1 degree 18 minutes 23 seconds West, a distance of 516.22 feet; thence South 88 degrees 41 minutes 36 seconds West, a distance of 348.15 feet; thence South 1 degree 18 minutes 23 seconds East, a distance of 607.67 feet to the point of beginning.

LESS AND EXCEPT ANY PART LYING IN ROAD RIGHT OF WAY AND THAT PART CONVEYED IN OFFICIAL RECORDS BOOK 1048, PAGE 1414 TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.

Parcel ID Number: 05~2N-26-0000-0003-0020

**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

\_\_\_\_\_  
THOMAS FORD,  
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