

ORDINANCE 2019 - 27

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 3.78 ACRE OF REAL
PROPERTY LOCATED ON THE NORTH SIDE OF SR
200/A1A BETWEEN PEEPLES ROAD AND LOFTON
CREEK, FROM OPEN RURAL (OR) AND COMMERCIAL
GENERAL (CG) TO COMMERCIAL GENERAL (CG);
PROVIDING FOR FINDINGS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Castle Used Cars, Inc. is the owner of one parcel comprising 3.78 acres identified as Tax Parcel #s 38-2N-27-0000-0014-0170 by virtue of Deed recorded at O.R. 2038, page 608 of the Public Records of Nassau County, Florida; and

WHEREAS Castle Used Cars, Inc. has authorized Robert Hamame to file Application R19-002 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on October 15, 2019 and voted to recommend approval of R19-002 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 Commercial General (CG) zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial (COM); and

WHEREAS, the Board of County Commissioners held a public hearing on October 28, 2019; 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.

That the proposed rezoning to Commercial General (CG) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

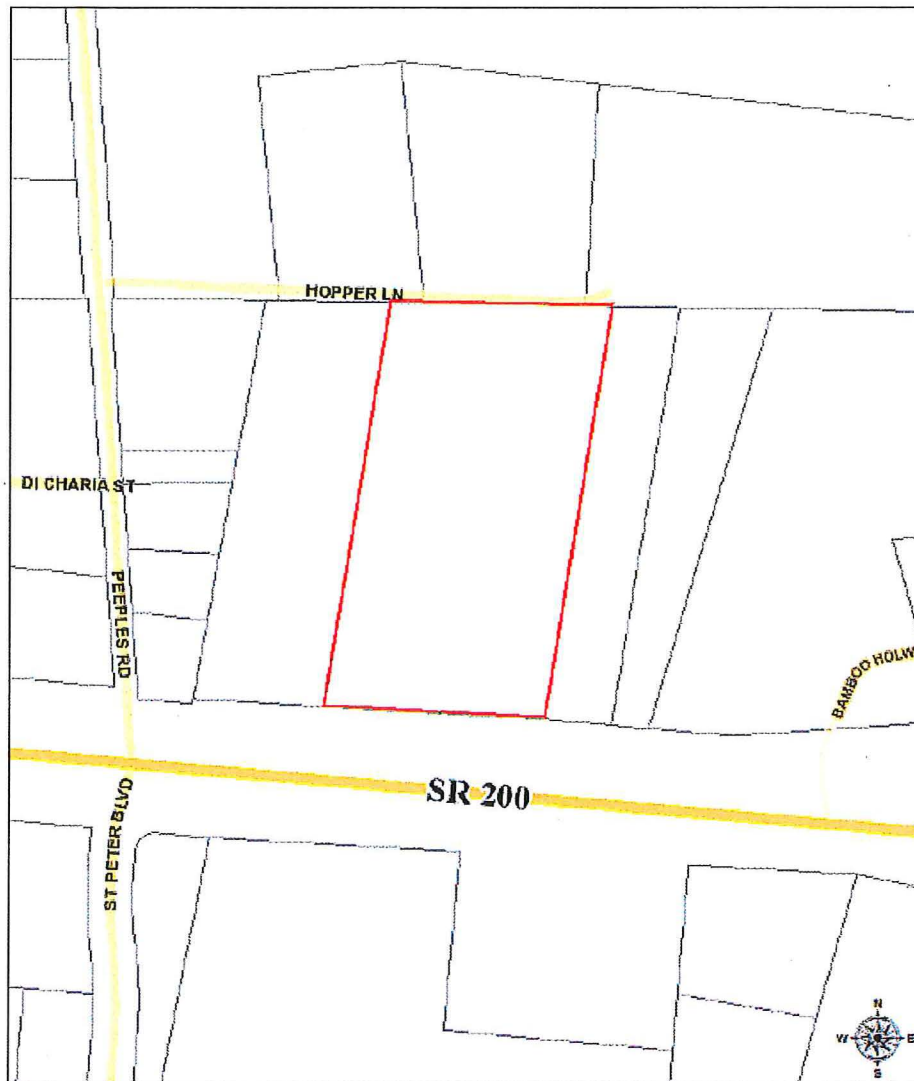
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified to Commercial General (CG) upon the effective date of the ordinance, the Planning and Economic Opportunity 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 Castle Used Cars, Inc., and is identified by the following tax identification number, graphic illustration, and legal description:

Parcel # 38-2N-27-0000-0014-0170



LEGAL DESCRIPTION

PARCEL ONE:

A PORTION OF THE JOHN VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SECTION 38 AFOREMENTIONED INTERSECTS WITH THE CENTERLINE OF THE WEST BOUND LANE OF STATE ROAD NO. 200, A-1-A, SAID CENTERLINE BEING THE SURVEY LINE OF SAID ROAD PER RIGHT OF WAY MAPS; AND RUN SOUTH 84 DEGREES, 43 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 1310.69 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 84 DEGREES, 44 MINUTES, 59 SECONDS EAST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1536.77 FEET; RUN THENCE NORTH 10 DEGREES, 58 MINUTES, 21 SECONDS EAST, A DISTANCE OF 60.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD; RUN THENCE SOUTH 84 DEGREES, 44 MINUTES, 59 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 84 DEGREES, 44 MINUTES, 59 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 100.0 FEET; RUN THENCE NORTH 10 DEGREES, 48 MINUTES, 40 SECONDS EAST, A DISTANCE OF 550.31 FEET; RUN THENCE NORTH 87 DEGREES, 11 MINUTES, 59 SECONDS WEST A DISTANCE OF 100.0 FEET; RUN THENCE SOUTH 10 DEGREES, 51 MINUTES, 51 SECONDS WEST A DISTANCE OF 546.06 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A PORTION OF THE JOHN VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SECTION 38 AFOREMENTIONED INTERSECTS WITH THE CENTERLINE OF THE WEST BOUND LANE OF STATE ROAD NO. 200, A-1-A, SAID CENTERLINE BEING THE SURVEY LINE OF SAID ROAD PER RIGHT OF WAY MAPS; AND RUN SOUTH 84 DEGREES, 43 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 1310.69 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 84 DEGREES, 44 MINUTES, 59 SECONDS EAST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1536.77 FEET; RUN THENCE NORTH 10 DEGREES, 58 MINUTES, 21 SECONDS EAST, A DISTANCE OF 60.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD; RUN THENCE SOUTH 84 DEGREES, 44 MINUTES, 59 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 84 DEGREES, 44 MINUTES, 59 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 100.0 FEET; RUN THENCE NORTH 10 DEGREES, 51 MINUTES, 51 SECONDS EAST, A DISTANCE OF 546.06 FEET; RUN THENCE NORTH 87 DEGREES, 11 MINUTES, 59 SECONDS WEST A DISTANCE OF 100.0 FEET; RUN THENCE SOUTH 10 DEGREES, 55 MINUTES, 04 SECONDS WEST A DISTANCE OF 541.82 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

A PORTION OF THE JOHN VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SECTION 38 AFOREMENTIONED INTERSECTS WITH THE CENTERLINE OF THE WEST BOUND LANE OF STATE ROAD NO. 200, A-1-A, SAID CENTERLINE BEING THE SURVEY LINE OF SAID ROAD PER RIGHT OF WAY MAPS; AND RUN SOUTH 84 DEGREES, 43 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 1310.69 FEET TO AN ANGLE POINT; RUN

THENCE SOUTH 84 DEGREES, 44 MINUTES, 59 SECONDS EAST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1536.77 FEET; RUN THENCE NORTH 10 DEGREES, 58 MINUTES, 21 SECONDS EAST, A DISTANCE OF 60.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 10 DEGREES, 58 MINUTES, 21 SECONDS EAST, A DISTANCE OF 537.57 FEET; RUN THENCE SOUTH 87 DEGREES, 11 MINUTES, 59 SECONDS EAST, A DISTANCE OF 100.0 FEET; RUN THENCE SOUTH 10 DEGREES, 55 MINUTES, 04 SECONDS WEST, A DISTANCE OF 541.82 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY; RUN THENCE NORTH 84 DEGREES, 44 MINUTES, 59 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

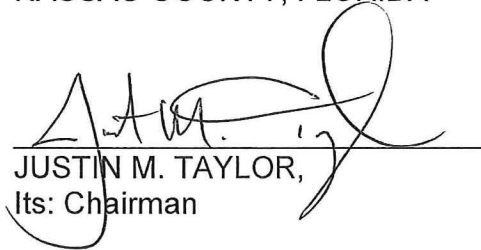
SECTION 4. EFFECTIVE DATE.

This Ordinance shall be effective upon filing with the Secretary of State.


PASSED AND ADOPTED THIS 28th **DAY OF** October, **2019.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

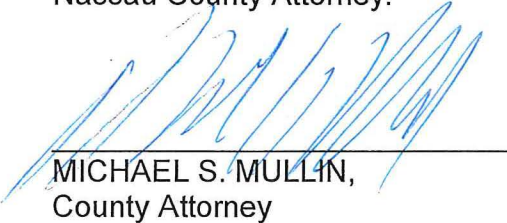

JUSTIN M. TAYLOR,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
10-29-19

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


MICHAEL S. MULLIN,
County Attorney