

ORDINANCE NO. 2009-25

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.32 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF U.S. HIGHWAY 17, SOUTH OF S.R. 200/A1A, FROM INDUSTRIAL WAREHOUSE (IW) TO COMMERCIAL INTENSIVE (CI); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Quality Mobile Homes, Inc. of Fruit Cove, Florida as the owner of the real property described in this Ordinance authorized the filing of Application R09-005 for a rezoning and reclassification of the property from Industrial Warehouse (IW) to Commercial Intensive (CI); and

WHEREAS, the property is designated as Commercial by the Future Land Use Map series of the Nassau County Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, after due notice conducted a public hearing on September 1, 2009 and voted to recommend approval of the rezoning request to the Commercial Intensive (CI) district; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall Comprehensive Land Use Plan and orderly development of the County of Nassau, Florida, and the specific area; and

WHEREAS, public notice of this rezoning has been provided in accordance with Chapter 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:

SECTION 1. FINDINGS: That the proposed rezoning to Commercial Intensive (CI) is generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan and Policies 1.02.05(c) and 1.09.02 in particular.

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified from Industrial Warehouse (IW) to Commercial Intensive (CI) as defined and classified under the Land Development Code of

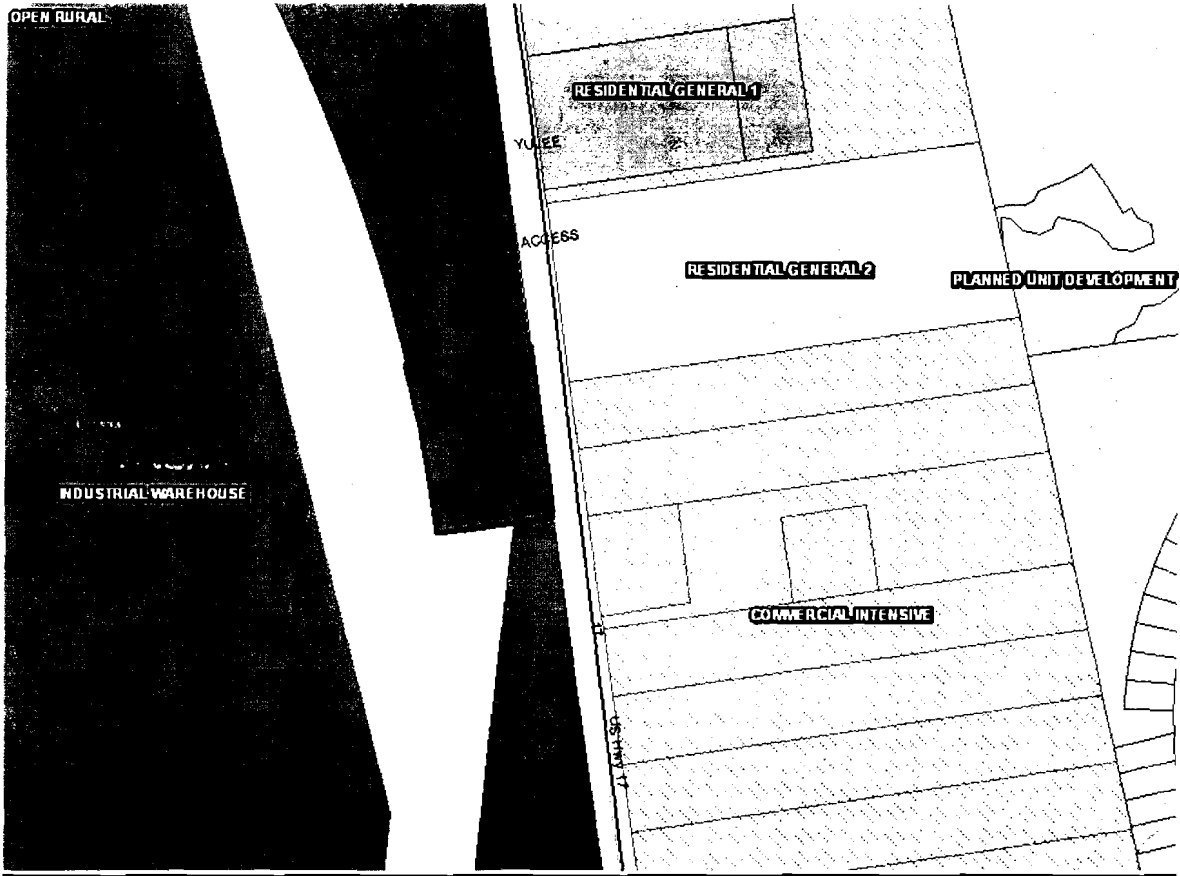
Nassau County, Florida. The Official Zoning Map shall be amended to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by Quality Mobile Homes, Inc. of Fruit Cove, Florida. It is identified by Tax Parcel Numbers 42-2N-27-0000-0103-0030, 42-2N-27-0000-0103-0040 and 42-2N-27-0000-0103-0050 as is legally described as follows:

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF UNIT 3, YULEE FARMS, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN PLAT BOOK 3, PAGE 24; RUN THENCE N 6°11'00" E ALONG THE EASTERLY RIGHT OF WAY LINE OF SEABOARD SYSTEMS RAILROAD (200 FOOT RIGHT OF WAY PER DEED) AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 4023.45 FEET TO A 1 INCH IRON PIPE, NO CAP AND BEING THE POINT OF BEGINNING; THENCE N 82°04'00" E, A DISTANCE OF 98.55 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (75 FOOT RIGHT OF WAY) ALSO BEING A FOUND 1 INCH IRON PIPE, NO CAP; THENCE N 07°56'00" W ALONG SAID RIGHT OF WAY A DISTANCE OF 381.61 FEET TO A 1 INCH IRON PIPE, NO CAP; THENCE S 82°04'00" W, A DISTANCE OF 287.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEABOARD SYSTEMS RAILROAD PER DEED AND BEING A FOUND 1/2 INCH REBAR, NO CAP AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3900.34 FEET; THENCE ALONG AFORESAID RIGHT OF WAY AND SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 282.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 12°36'48" E, 282.55 FEET TO A FOUND 1/2 INCH REBAR, NO CAP AND THE POINT OF CONTINUOUS CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3900.34 FEET; THENCE CONTINUE ALONG AFOREMENTIONED RIGHT OF WAY AND SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 100.16 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 08°45'56" E, 100.16 FEET TO A FOUND 1/2 INCH REBAR, NO CAP; THENCE N 82°04'00" E, A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.37 ACRES MORE OR LESS.

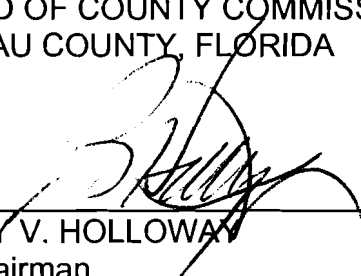
Location Map



SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective upon its being filed with the Secretary of State.

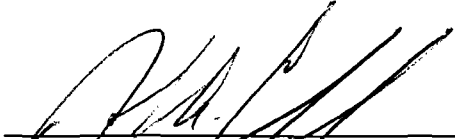
PASSED AND ADOPTED THIS 28th DAY OF September, 2009.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



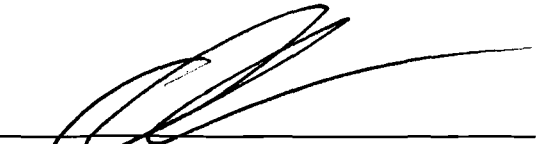
BARRY V. HOLLOWAY
Its: Chairman

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