

**ORDINANCE 2012 - 22**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 9.36 ACRES OF REAL  
PROPERTY LOCATED AT YANIE ROAD AND SR200,  
FROM RESIDENTIAL SINGLE FAMILY-2 (RS-2) TO  
COMMERCIAL GENERAL (CG) PROVIDING FOR  
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, First Coast Community Bank is the owner of two parcels comprising 9.36 acres identified as Tax Parcel #'s 42-2N-27-0000-0008-0000 and 51-3N-27-0000-0054-0030 by virtue of Deed recorded at O.R. 1758, page 1585 of the Public Records of Nassau County, Florida; and

**WHEREAS**, First Coast Community Bank has authorized Philip Griffin to file Application R12-003 to change the zoning classification of the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on May 15, 2012 and voted to recommend approval of R12-003 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 CG zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial, as amended by CPA12-003; and

**WHEREAS**, the Board of County Commissioners held a public hearing on June 11, 2012; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

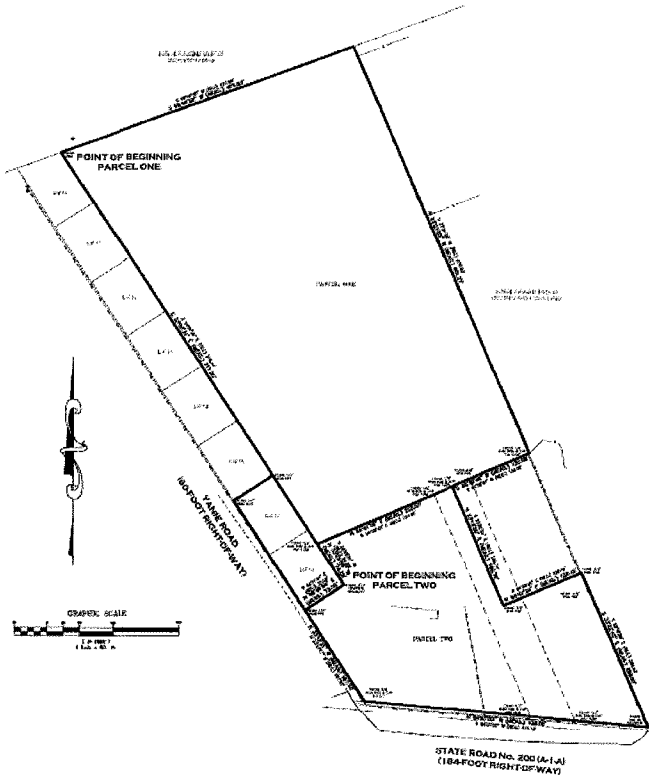
**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:**

**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, in particular FL.01.02(C), FL.12, FL.09.04, FL.08.05, and FL.02.03

**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 Growth Management 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 First Coast Community Bank, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

42-2N-27-0000-0008-0000, 51-3N-27-0000-0054-0030



THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Nassau, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A portion of Section 51, Township 3 North, Range 27 East, Nassau County, Florida, said portion being more particularly described as follows:

Begin at the Northeast corner of Lot 10, Davis Estate Heights, according to plat recorded in the Public Records of said County, in Plat Book 5, Page 15; and run South 33 degrees 01 minutes East, along the Easterly line of said Davis Estate Heights, a distance of 716.44 feet; run thence North 66 degrees 38 minutes 30 seconds East, a distance of 224.97 feet, to the Northwest corner of lands described in Deed recorded in the aforesaid Public Records in Official Records Book 144, Page 346; continue North 66 degrees 38 minutes 30 seconds East, along the Northerly line of said lands a distance of 130.0 feet to the Northeast corner of said lands; run thence North 23 degrees 21 minutes 30 seconds West, a distance of 679.93 feet; run thence South 69 degrees 49 minutes West, a distance of 475.90 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress and egress purposes running through a portion of Section 42, Township 2 North, Range 27 East, and a portion of Section 51, Township 3 North, Range 27 East Nassau County, Florida. Said easement being a 60.0 foot strip of land, that lies 30.0 feet each side of and adjoins the following described line:

Begin at the Northwest corner of lands described in Official Records Book 144, Page 346, mentioned in the foregone description; and run South 23 degrees 21 minutes 30 seconds East, along the Westerly line of said lands and the Southerly extension thereof, a distance of 388.17 feet to the Northerly right-of-way line of State Road No. 200, A-1-A (a 184.0 foot right-of-way), for the termination point.

PARCEL TWO:

A portion of Section 42, Township 2 North, Range 27 East and a portion of Section 51, Township 3 North, Range 27 East Nassau County, Florida, together with lots 18 and 19, Davis Estate Heights, according to plat recorded in the Public Records of said County, in Plat Book 5, Page 15.

EXCEPTING THEREFROM that portion of Lot 19, aforesaid deeded to the State of Florida for additional right-of-way for State Road No. 200, A-1-A.

Being more particularly described as follows: Begin at a found concrete monument for the Northeast corner of Lot 18, Davis Estates Heights aforesaid and run North 32 degrees 58 minutes 20 seconds West along the Easterly line of said subdivision, a distance of 74.25 feet to a set one-half inch iron rod and cap stamped PS&M No. 1558; run thence North 66 degrees 38 minutes 30 seconds East, a distance of 224.96 feet to a set one-half inch iron rod with a cap stamped PS&M No. 1558; said rod being designated as Point A in this description; run thence South 23 degrees 22 minutes 04 seconds East, a distance of 199.74 feet to a found three-eighths inch iron rod (no identification), said rod being designated as Point B in this description; run thence North 66 degrees 39 minutes East, a distance of 130.16 feet to a found three-eighths inch iron rod (no identification); run thence South 23 degrees 19 minutes 05 seconds East, a distance of 258.93 feet to a found sixty pound penny nail in concrete, on the Northerly right-of-way line of State Road No. 200, A-1-A (a 184.0 foot right-of-way); run thence North 84 degrees 55 minutes West along said right-of-way, a distance of 437.72 feet to a found Iron pipe on the Easterly right-of-way line of Yanie Road (a 60.0 foot right-of-way); run thence North 33 degrees 12 minutes 17 seconds West along said Easterly right-of-way, a distance of 167.25 feet to a found one-half inch iron pipe for the Northwest corner of Lot 18, Davis Estate Heights aforementioned; run thence North 56 degrees 51 minutes 54 seconds East along the Northerly line of said Lot 18, a distance of 72.04 feet to the POINT OF BEGINNING.

The foregone described land is subject to an easement for ingress and egress purposes, being a 30.0 foot strip that lies to the West of and adjoins that line running from Point A to Point B mentioned in the foregone description and a strip that lies 30.0 feet each side of and adjoins the following described line. Begin at Point B mentioned in the foregone description and run South 23 degrees 22 minutes 04 seconds East, a distance of 188.57 feet to the Northerly right-of-way line of State Road No. 200, A-1-A for the termination point. The right-of-way lines of this easement shall be shortened or lengthened to correspond with existing rights-of-way and/or property lines.

AND

All of that certain Lot, piece or parcel of land situate, lying and being in the County of Nassau, State of Florida being more particularly described as follows:

Lots 16 and 17, Davis Estate Heights, according to plat recorded in the Public Records of said County, in Plat Book 5, Page 15 of the public records of Nassau County, Florida.

**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA12-003, the Future Land Use Map change accompanying this rezoning.

PASSED AND ADOPTED THIS 11th DAY OF June, 2012.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,  
Its: Vice Chairman

ATTESTATION: Only to Authenticity as to  
Vice Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
6-12-12

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



DAVID A. HALLMAN,  
County Attorney