

ORDINANCE 2012 - 24

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 1.9 ACRES OF REAL PROPERTY LOCATED 800' NORTH OF LEISURE WAY, FROM COMMERCIAL HIGHWAY TOURIST (CHT) TO INDUSTRIAL WAREHOUSE (IW) PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Get & Save LLC is the owner of a parcel comprising 1.9 acres identified as Tax Parcel # 35-4N-26-0000-0001-0080 by virtue of Deed recorded at O.R. 1777, page 783 of the Public Records of Nassau County, Florida; and

WHEREAS, Get & Save LLC has authorized Gillette and Associates, Inc to file Application R12-004 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 June 19, 2012 and voted to recommend approval of R12-004 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 Industrial Warehouse (IW) zoning complies with the underlying Future Land Use Map (FLUM) designation of Industrial, as amended by CPA12-005; and

WHEREAS, the Board of County Commissioners held a public hearing on July 23, 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.

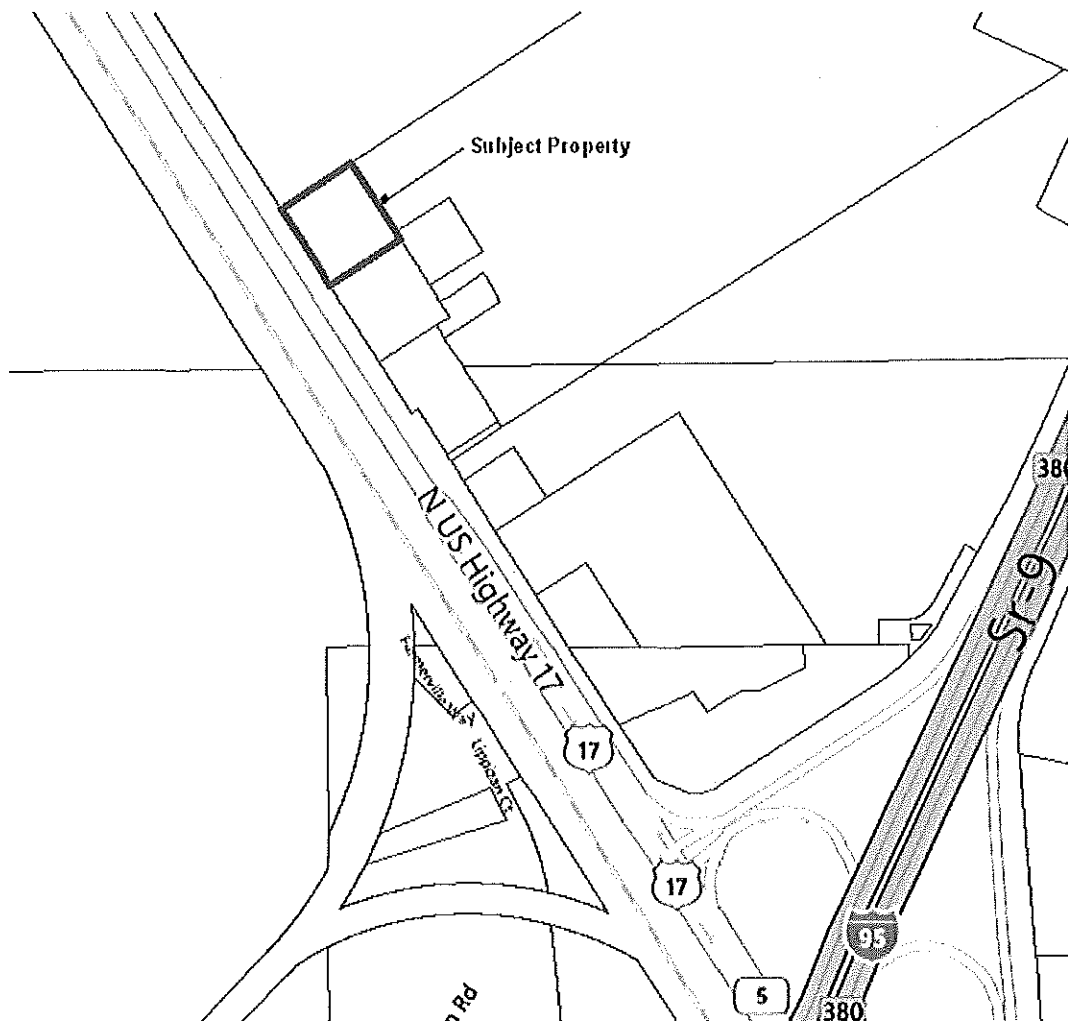
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

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 Objective FL.01; Policies FL.01.02(D), and FL.11.02

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified to Industrial Warehouse (IW) 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 Get & Save LLC, and is identified by the following tax identification number, graphic illustration, and legal descriptions:

35-4N-26-0000-0001-0080



All that tract or parcel of land being a portion of Section 35, Township 4 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 4 North, Range 26 East; run North 89 degrees 19 minutes 34 seconds East along the South line of Section 35 a distance of 3,096.01 feet to a point; run thence North 32 degrees 54 minutes 22 seconds West, a distance of 161.77 feet to a point; thence South 57 degrees 07 minutes 01 seconds West, a distance of 223.93 feet to a point on the Northeastly right of way line of U.S. Highway 17 and the POINT OF BEGINNING.

From the point of beginning, run North 32 degrees 54 minutes 05 seconds West, along the right of way of U.S. Highway 17, a distance of 602.59 feet to a point; run thence North 57 degrees 06 minutes 03 seconds East, a distance of 275.00 feet to a point; thence South 32 degrees 54 minutes 05 seconds East, a distance of 602.67 feet to a point; thence South 57 degrees 07 minutes 01 seconds West, a distance of 275.00 feet to the POINT OF BEGINNING.

LESS and EXCEPT Parcels 4-C and Parcel 4-D.

Lot 4-C

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, SHOWN ON A PLAT BY PRIVETT & ASSOCIATES AS PARCEL 4-C, BEING A PORTION OF ORIGINAL PARCEL 4-A, AS SHOWN ON A PLAT BY SAID FIRM, DATED MARCH 14, 1995 (DRAWING NUMBER B-1-1831-3-95), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35 AND RUN NORTH 89°19'34" EAST, 3096.01 FEET TO A POINT ON THE SOUTHWEST LINE OF THE BALANCE OF PARCEL 4, NOW OR FORMERLY OF CHARLES DENNIS CASEY; RUN THENCE NORTH 32°54'22" WEST, 161.77 FEET ALONG SAID LINE TO A POINT ON THE SOUTHEAST LINE OF PARCEL 4-D; THENCE SOUTH 57°07'01" WEST, 223.93 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE, OF U.S. HIGHWAY 17; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 32°54'05" WEST, 152.59 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 32°54'05" WEST, 150.00 FEET TO A POINT; THENCE NORTH 57°06'03" EAST, 275.00 FEET TO A POINT ON THE SOUTHWEST LINE OF THE BALANCE OF PARCEL 4; THENCE ALONG SAID LINE SOUTH 32°54'05" EAST, 150.00 FEET TO A POINT; THENCE SOUTH 57°06'03" WEST, 275.00 FEET TO THE POINT OF BEGINNING.

and

Parcel 4-D

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, SHOWN ON A PLAT BY PRIVETT & ASSOCIATES AS PARCEL 4-D, AS SHOWN ON A PLAT BY SAID FIRM, DATED MARCH 14, 1995 (DRAWING NUMBER B-1-1831-3-95), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35 AND RUN NORTH 89°19'34" EAST, 3096.01 FEET TO A POINT ON THE SOUTHWEST LINE OF THE BALANCE OF PARCEL 4, NOW OR FORMERLY OF CHARLES DENNIS CASEY; RUN THENCE NORTH 32°54'22" WEST, 161.77 FEET ALONG SAID LINE TO A POINT ON THE SOUTHEAST LINE OF THE FOLLOWING DESCRIBED PARCEL 4-D, THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 57°07'01" WEST, 223.93 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17; RUN THENCE NORTH 32°54'05" WEST, 152.59 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE NORTH 57°06'03" EAST, 275.00 FEET TO A POINT ON THE SOUTHWEST LINE OF LANDS NOW OR FORMERLY OF CHARLES DENNIS CASEY; THENCE ALONG SAID LINE, SOUTH 32°54'05" EAST, 152.67 FEET TO A POINT; THENCE SOUTH 57°07'01" WEST, 51.07 FEET TO THE POINT OF BEGINNING.

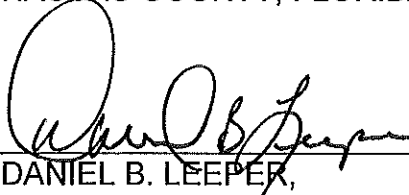
SECTION 4. EFFECTIVE DATE.

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA12-005, the Future Land Use Map change accompanying this rezoning.

PASSED AND ADOPTED THIS 23rd DAY OF July, 2012.

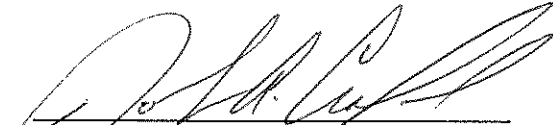
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



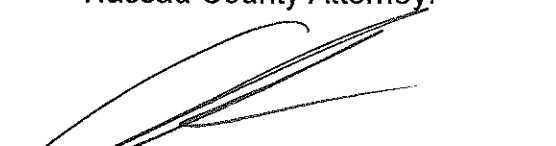
DANIEL B. LEEPER,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
07-24-12

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


DAVID A. HALLMAN,
County Attorney



JOHN A. CRAWFORD
Clerk of the Circuit Court / Comptroller
Ex-Officio Clerk to the Board of County Commissioners
Nassau County



July 29, 2012

Ms. Liz Cloud, Program Administrator
Department of State
Administrative Code Unit
R.A. Gray Building, Room 101
500 South Bronough Street
Tallahassee, FL 32399-0250

Dear Ms. Cloud:

Enclosed please find certified copies of Ordinances 2012-23 and 2012-24 adopted by the Nassau County Board of County Commissioners in regular session on July 23, 2012.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Crawford".

John A. Crawford
Ex-Officio Clerk

/ca

Enclosure



JOHN A. CRAWFORD
Clerk of the Circuit Court / Comptroller
Ex-Officio Clerk to the Board of County Commissioners
Nassau County



VIA FACSIMILE

July 29, 2012

Municipal Code Corporation
1700 Capital Circle, SW
Tallahassee, FL 32316

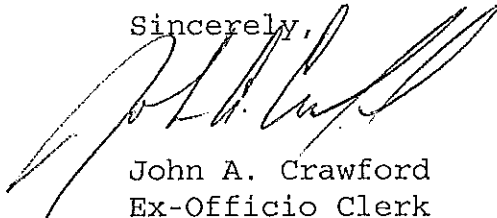
Gentlemen:

Enclosed please find certified copies of Ordinances No. 2012-23 and 2012-24 adopted by the Nassau County Board of County Commissioners in Regular Session on July 23, 2012.

Please include these ordinances in the supplement.

Thank you for your assistance in this matter.

Sincerely,



John A. Crawford
Ex-Officio Clerk

/ca

Enclosure

*Enclosed 7/31/12
ca*