

ORDINANCE 2012 - 28

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 6.57 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF MT. ZION LOOP, SOUTH OF SR 200 FROM COMMERCIAL INTENSIVE (CI), RESIDENTIAL MIXED (RM) AND UNDESIGNATED LAND (FORMERLY RIGHT-OF WAY) TO RESIDENTIAL GENERAL 1 (RG-1); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, OTAK Group, Inc. are the owners of the 6.57 acre portion of parcels identified as Tax Parcel #'s 25-2N-28-0000-0002-0220 and 24-2N-28-0000-0038-0060 by virtue of Deed recorded at O.R. 1641, page 160 and O.R. 1774, page 1000 of the Public Records of Nassau County, Florida; and

WHEREAS, OTAK Group, Inc. have authorized Gillette and Associates, Inc to file Application R12-008 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 September 4, 2012 and voted to recommend approval of R12-008 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 RG-1 zoning complies with the underlying Future Land Use Map (FLUM) designation of High Density Residential (HDR), as amended by CPA12-007; and

WHEREAS, the Board of County Commissioners held a public hearing on September 24, 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

The proposed rezoning to Residential General 1 (RG-1) is consistent with the Goals, Objectives and Policies of the Nassau County 2030 Comprehensive Plan, in particular Objective FL.01; and Policies FL.01.02(B) and FL.08.04

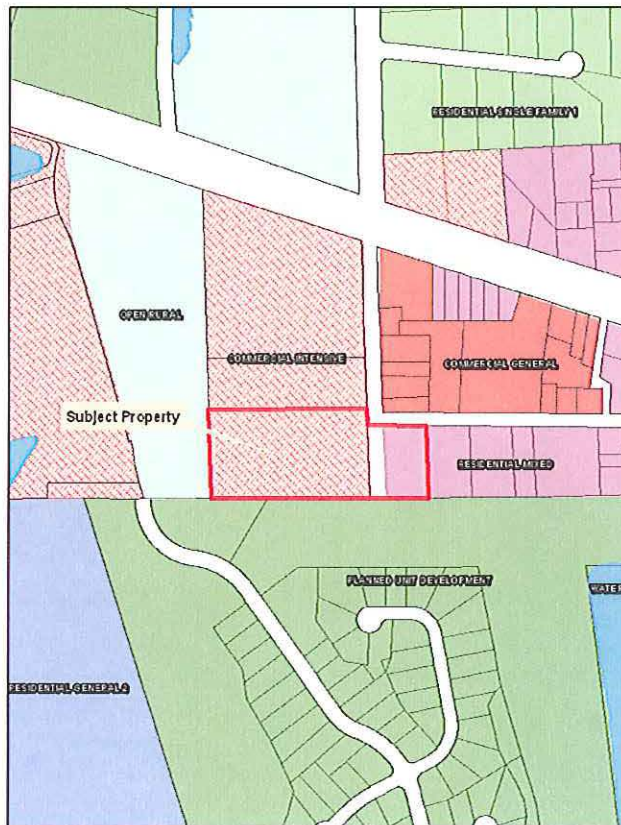
SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified to Residential General 1 (RG-1) upon the effective date of CPA12-007, the Future Land Use Map (FLUM) change accompanying this rezoning, and 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 OTAK Group, Inc., and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

25-2N-28-0000-0002-0220 ; 24-2N-28-0000-0038-0060



LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 25, AND A PORTION OF GOV. LOT 3, SECTION 24, and TOWNSHIP 2 NORTH, RANGES 28 EAST, NASSAU COUNTY, FLORIDA ALSO BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 1641, PAGE 160 AND OFFICIAL RECORD BOOK 1774, PAGE 1000, OF THE PUBLIC RECORDS OF SAID COUNTY AND STATE.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SECTION 25 AND ALSO BEING KNOW AS THE SOUTHWEST CORNER GOV. LOT 3, SECTION 24 AFOREMENTIONED; THENCE S 89° 52' 24" W ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 60.03 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 1641, PAGE 160 AS RECORDED IN SAID COUNTY AND STATE ; THENCE CONTINUE S 89° 52' 24" W ALONG SOUTH LINE AFORESAID, A DISTANCE OF 604.75 FEET; THENCE N 02° 03' 59" W, A DISTANCE OF 352.91 FEET; THENCE N 89° 52' 24" E, A DISTANCE OF 604.75 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY PROPERTY LINE; THENCE S 02° 03' 59" E ALONG EASTERLY LINE AFORESAID, A DISTANCE OF 63.03 FEET TO POINT ON THE PROLONGATION OF THE SOUTH RIGHT OF WAY LINE MT. ZION ROAD (50 FOOT RIGHT OF WAY DEED) AND THE AFOREMENTIONED EASTERLY PROPERTY LINE; THENCE S 88° 28' 21" E ALONG THE SOUTH RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 255.23 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 1774, PAGE 1000 OF THE PUBLIC RECORD AS RECORDED IN SAID COUNTY AND STATE; THENCE S 02° 16' 15" E ALONG EASTERLY PROPERTY LINE AFORESAID, A DISTANCE OF 282.51 FEET TO A POINT ON THE SOUTH LINE OF SAID GOV. LOT 3; THENCE N 89° 52' 24" E ALONG SOUTH LINE AFORESAID, A DISTANCE OF 195.85 FEET TO THE POINT OF BEGINNING, CONTAINING 6.57ACRES MORE OR LESS.


SECTION 4. EFFECTIVE DATE.

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA12-007, the Future Land Use Map change accompanying this rezoning.

PASSED AND ADOPTED THIS 24th DAY OF September, 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
13/1/12 CSB *MES 9.26.12* *AKR 9/26/12*

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



DAVID A. HALLMAN,
County Attorney