

ORDINANCE 2013 - 09

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 1.00 ACRE OF REAL
PROPERTY LOCATED ON THE EAST SIDE OF FIRST
COAST HIGHWAY, AT THE NORTHEAST CORNER OF
FIRST COAST HIGHWAY AND TRADEWINDS WAY
FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL
PROFESSIONAL OFFICE (CPO); PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Richard Wetzel and Pamela A. Statile are the owners of the 1.00 acre parcel identified as Tax Parcel #00-00-30-0760-0007-0030 by virtue of Deed recorded at O.R. 845, page 519 of the Public Records of Nassau County, Florida; and

WHEREAS, Richard Wetzel and Pamela A. Statile have authorized Ron V. Flick to file Application R13-002 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 21, 2013 and voted to recommend approval of R13-002 to the Commission; and

WHEREAS, the proposed CPO zoning complies with the underlying Future Land Use Map (FLUM) designation of Medium Density Residential; 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 Board of County Commissioners held a public hearing on June 10, 2013; and

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

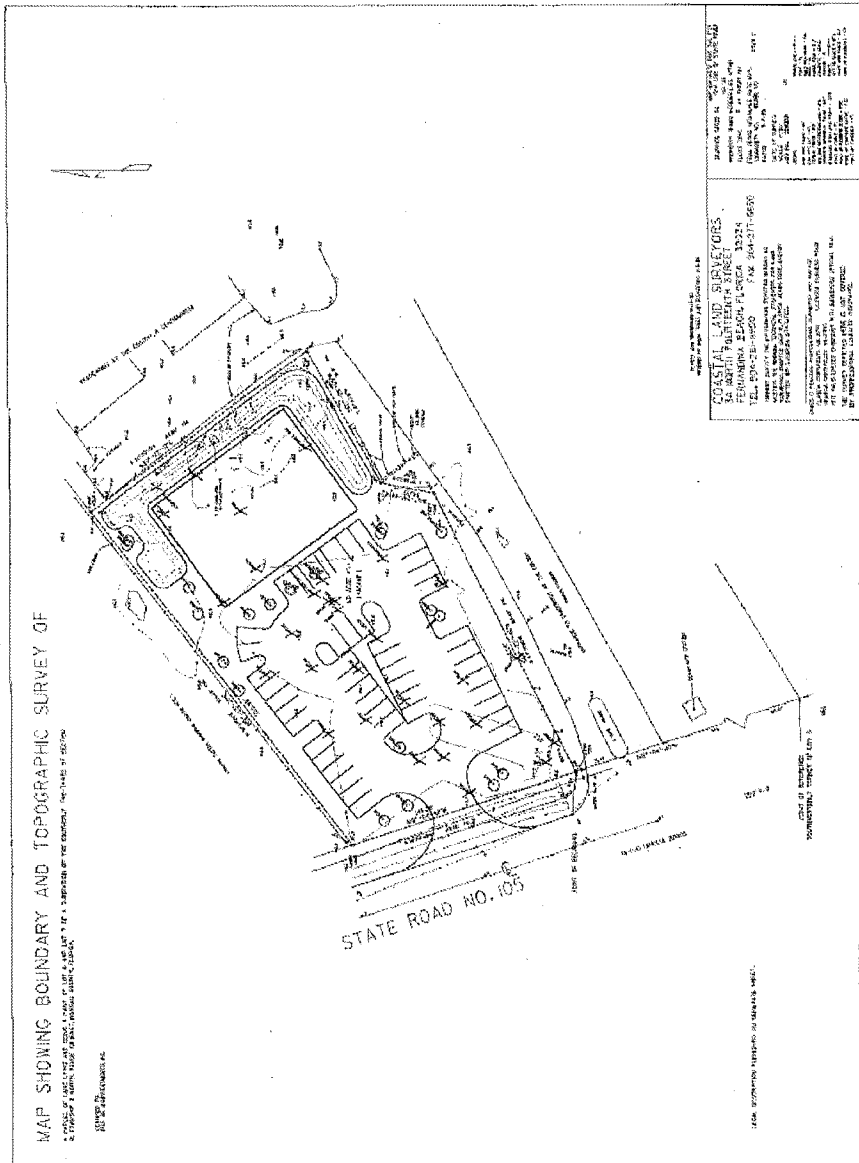
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS: That the proposed rezoning to Commercial Professional Office (CPO); is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(B-C), FL.08.05, and ED.05.02.

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified to Commercial Professional Office (CPO) 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 Richard Wetzel and Pamela A. Statile, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

00-00-30-0760-0007-0030



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF LOT 6 AND LOT 7 OF A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN DEED BOOK "R", PAGE 394, OF THE PUBLIC RECORDS OF SAID COUNTY; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE, ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 105 AND/OR A-1-A, AND/OR AMELIA ROAD, A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED, NORTH 18 DEGREES, 04 MINUTES, 40 SECONDS WEST, 434.03 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, NORTH 18 DEGREES, 04 MINUTES, 40 SECONDS WEST, 143.28 FEET; THENCE, NORTH 51 DEGREES, 55 MINUTES, 20 SECONDS EAST, 255.98 FEET; THENCE, SOUTH 36 DEGREES, 22 MINUTES, 12 SECONDS EAST, 163.92 FEET; THENCE, SOUTH 60 DEGREES, 59 MINUTES, 05 SECONDS WEST, 91.21 FEET; THENCE, SOUTH 10 DEGREES, 25 MINUTES, 46 SECONDS WEST, 34.05 FEET; THENCE, SOUTH 63 DEGREES, 22 MINUTES, 46 SECONDS WEST, 188.28 FEET TO THE POINT OF BEGINNING.

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 10th DAY OF June, 2013.


BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA




DANIEL B. LEEPER,
Its: Chairman

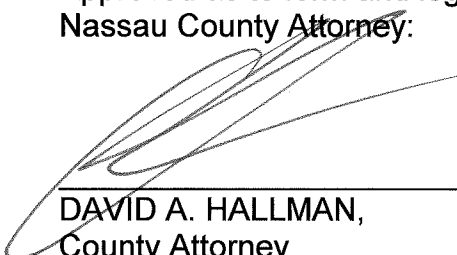
ATTESTATION: Only to Authenticity
as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk


MES
06-12-13

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



DAVID A. HALLMAN,
County Attorney