

**ORDINANCE 2014 - 09**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY .60 ACRE 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**, Gibson's Home Store of Yulee is the owner of one parcel comprising .60 acres identified as Tax Parcel # 51-3N-27-0000-0054-0010 by virtue of Deed recorded at O.R. 1758, page 1585 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Gibson's Home Store of Yulee has authorized Philip Griffin to file Application CPA14-001 to change the Future land Use Map classification of the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on March 4, 2014 and voted to recommend approval of CPA14-001 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 CPA14-001; and

**WHEREAS**, the Board of County Commissioners held a public hearing on April 14, 2014; 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 ED.05.02, FL.02.03 and FL.08.05.

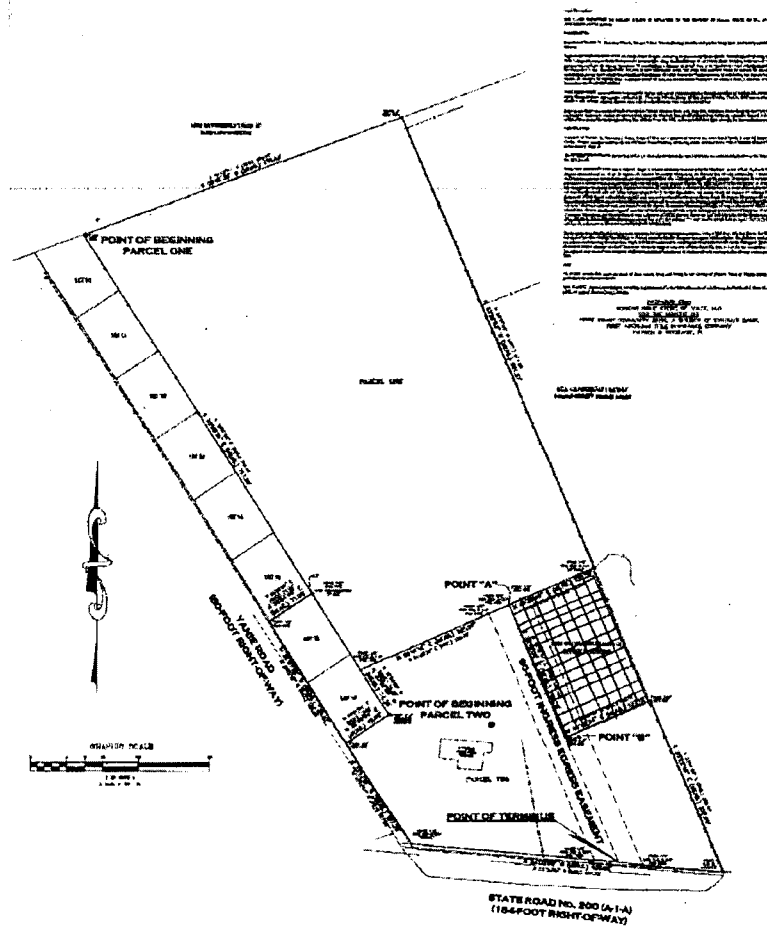
**SECTION 2. PROPERTY REZONED.**

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:

51-3N-27-0000-0054-0010



- NOTES:**
1. The boundaries shown on this map are based on the survey conducted by the Surveyor General of the State of Florida, and are subject to the provisions of the Surveyor General's Act, Chapter 349, Florida Statutes.
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Stephen W. Hoffman, PSM  
 Land Surveying  
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 Email: shoffman@stephenwhoffman.com

A portion of Section 5, Township 3 North, Range 27 East, Nassau County, Florida. Said portion being more particularly described as follows: for a point of reference commence at the Southeast corner of Lot 19, Davis Estate Heights, according to plat recorded in the public records of said County in Plat Book 5, Page 15; and run South  $84^{\circ}55'$  East along the Northerly right-of-way line of State Road No. 200 (a 75 foot right of way) a distance of 341.10 feet; run thence North  $23^{\circ}21'30''$  West a distance of 334.17 feet to the Point of Beginning. From the Point of Beginning thus described continue North  $23^{\circ}21'30''$  West a distance of 150.0 feet; run thence South  $66^{\circ}38'30''$  West a distance of 130.0 feet; run thence South  $23^{\circ}21'30''$  East a distance of 150.0 feet; run thence North  $66^{\circ}38'30''$  East a distance of 130.0 feet to the Point of Beginning. The Westerly 30.0 feet of the above described lands is hereby reserved as an Easement for ingress and egress purposes. The Easterly 12.0 feet is subject to an easement to Florida Power and Light Company for ingress and egress purposes.

AND

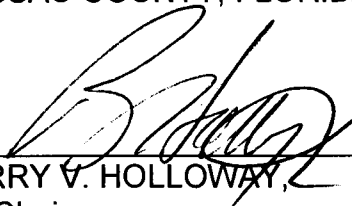
A portion of Section 42, Township 2 North, Range 27 east and a Portion of Section 61, Township 3 North, Range 27 East, Nassau County, Florida. Said portion being more particularly described as follows: for a point of reference commence at the Southeast corner of Lot 19, Davis Estate Heights, according to plat recorded in the public records of said County in Plat Book 5, Page 15; and run South  $84^{\circ}55'$  East along the Northerly right-of-way line of State Road No. 200 (a 75 foot right of way) a distance of 341.10 feet; run thence North  $23^{\circ}21'30''$  West a distance of 334.17 feet to the Point of Beginning. From the Point of Beginning thus described continue North  $23^{\circ}21'30''$  West a distance of 50.0 feet; run thence South  $66^{\circ}38'30''$  West a distance of 130.0 feet; run thence South  $23^{\circ}21'30''$  East a distance of 50.0 feet; run thence North  $66^{\circ}38'30''$  East a distance of 130.0 feet to the Point of Beginning. The Westerly 30.0 feet of the above described lands is hereby reserved as an Easement for ingress and egress purposes. The Easterly 12.0 feet of the above described lands is subject to an easement to Florida Power and Light Company.

**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA14-001, the Future Land Use Map change accompanying this rezoning.

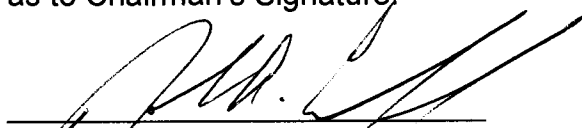
**PASSED AND ADOPTED THIS 14TH DAY OF APRIL, 2014.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



\_\_\_\_\_  
BARRY V. HOLLOWAY,  
Its: Chairman

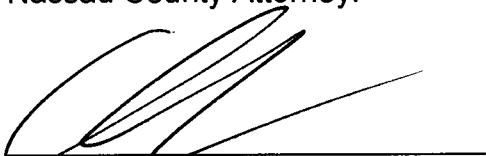
ATTESTATION: Only to Authenticity  
as to Chairman's Signature:



\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
04.15.14

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



\_\_\_\_\_  
DAVID A. HALLMAN,  
County Attorney