

ORDINANCE 2015 - 18

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 2.76 ACRES OF REAL
PROPERTY LOCATED ON THE WEST SIDE OF US17,
APPROXIMATELY 0.5 MILE SOUTH OF THE
INTERSECTION OF US17 AND SR200/A1A FROM
INDUSTRIAL WAREHOUSE (IW) TO COMMERCIAL
INTENSIVE (CI); PROVIDING FOR FINDINGS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Clifford B. Thrift is the owner of two parcels comprising 2.76 acres identified as Tax Parcel # 42-2N-27-0000-0103-0070 and 42-2N-27-0000-0103-0020 by virtue of Deed recorded at O.R.1316 , page 1139 and O.R. 1978, page 1187 of the Public Records of Nassau County, Florida; and

WHEREAS, Clifford B. Thrift has authorized Gillette and Associates to file Application R15-008 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on October 6, 2015 and voted to recommend approval of R15-008 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 CI zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on October 26, 2015; 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 Intensive (CI) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular FL.01.02(C), and FL.08.04.

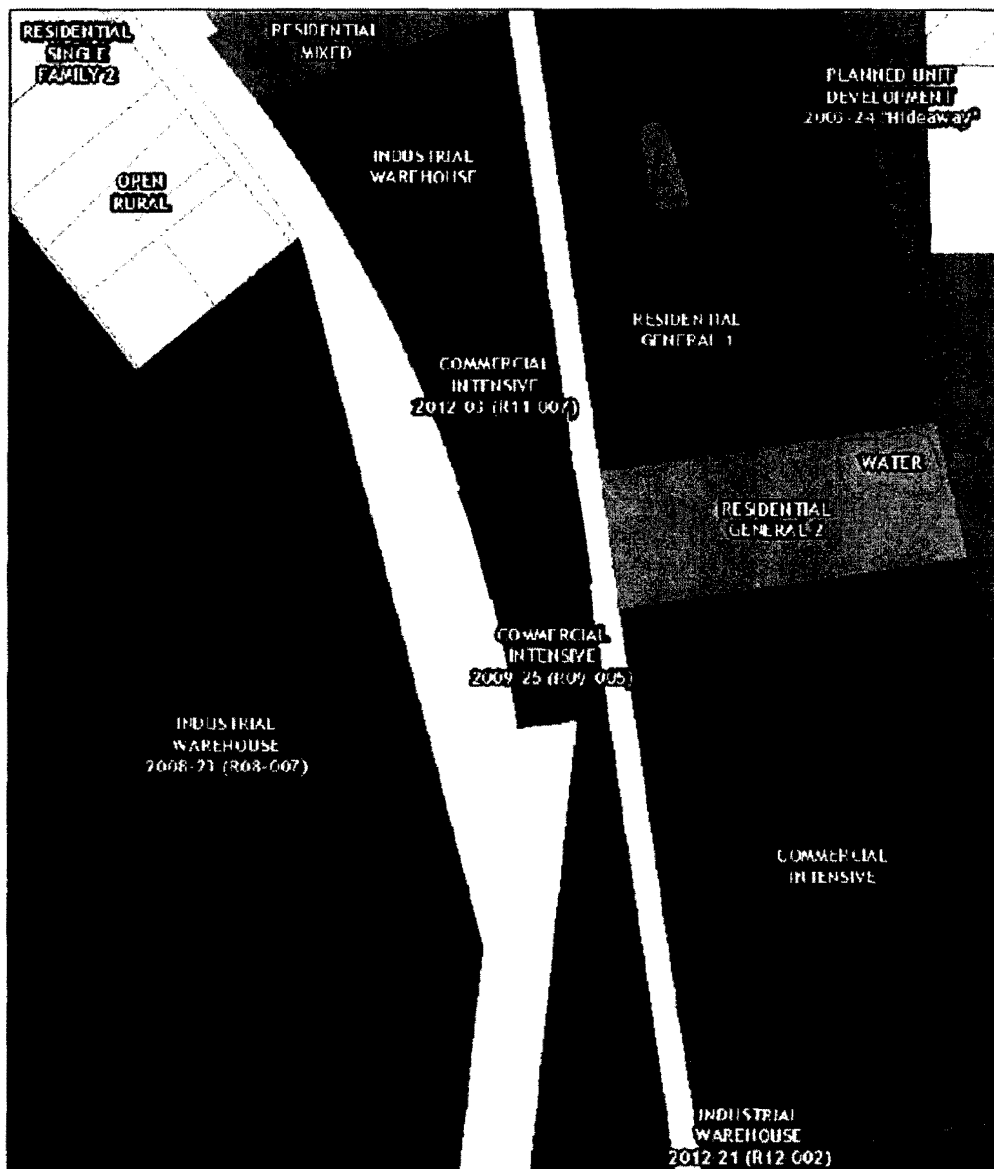
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified to Commercial Intensive (CI) upon the effective date of the ordinance, the Planning and Economic Opportunity 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 Spencer Williams Ventures, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

42-2N-27-0000-0103-0070 and 42-2N-27-0000-0103-0020



LEGAL DESCRIPTION

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF YULEE FARMS, UNITY THREE, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 3, PAGE 24; THENCE NORTH 06 DEGREES 11 MINUTES 00 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 200 FOOT RIGHT-OF-WAY) AND THE PROLONGATION OF SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4427.45 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 17 (A 75 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 56 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 378.58 FEET TO A POINT; THENCE SOUTH 82 DEGREES 06 MINUTES 58 SECONDS WEST, A DISTANCE OF 340.86 FEET (SOUTH 82 DEGREES 02 MINUTES 04 SECONDS WEST, 340.86 FEET PER DEED) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 3900.34 FEET; THENCE AROUND AND ALONG SAID CURVE AND RIGHT-OF-WAY LINE AN ARC DISTANCE OF 167.65 FEET (167.70 FEET PER DEED) SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 08 MINUTES 15 SECONDS EAST, 167.64 FEET (SOUTH 18 DEGREES 09 MINUTES 38 SECONDS EAST, 167.68 FEET PER DEED) TO A POINT; THENCE CONTINUING AROUND AND ALONG SAID CURVE AN ARC DISTANCE OF 225.03 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14 DEGREES 05 MINUTES 49 SECONDS EAST, 225.00 FEET) TO A POINT; THENCE NORTH 82 DEGREES 08 MINUTES 09 SECONDS EAST, A DISTANCE OF 287.00 FEET (NORTH 82 DEGREES 04 MINUTES 00 SECONDS EAST, 287.22 FEET PER DEED) TO THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY 17, AFOREMENTIONED; THENCE NORTH 07 DEGREES 56 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.16 FEET TO THE POINT OF BEGINNING.

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 26th DAY OF October, 2015.

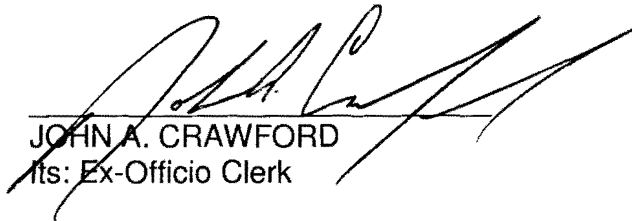
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



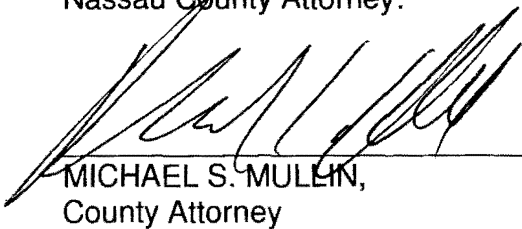
PAT EDWARDS,
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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



MICHAEL S. MULLIN,
County Attorney