

ORDINANCE 2015 - 20

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 0.45 ACRE OF REAL
PROPERTY LOCATED AT SOUTH SIDE OF SR200/A1A,
BETWEEN I-95 AND SEMPER FI DRIVE, FROM
COMMERCIAL HIGHWAY TOURIST (CHT) TO
COMMERCIAL GENERAL (CG) PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Boswell Company is the owner of a portion of a parcel comprising 0.45 acre identified as Tax Parcel # 01-2N-26-0000-0003-0050 by virtue of Deed recorded at O.R. 383, page 22 of the Public Records of Nassau County, Florida; and

WHEREAS, Boswell Company has authorized Philip Griffin to file Application R15-009 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on October 20, 2015 and voted to recommend approval of R15-009 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; and

WHEREAS, the Board of County Commissioners held a public hearing on November 9, 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 General (CG) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular ED.05.02 and FL.08.05.

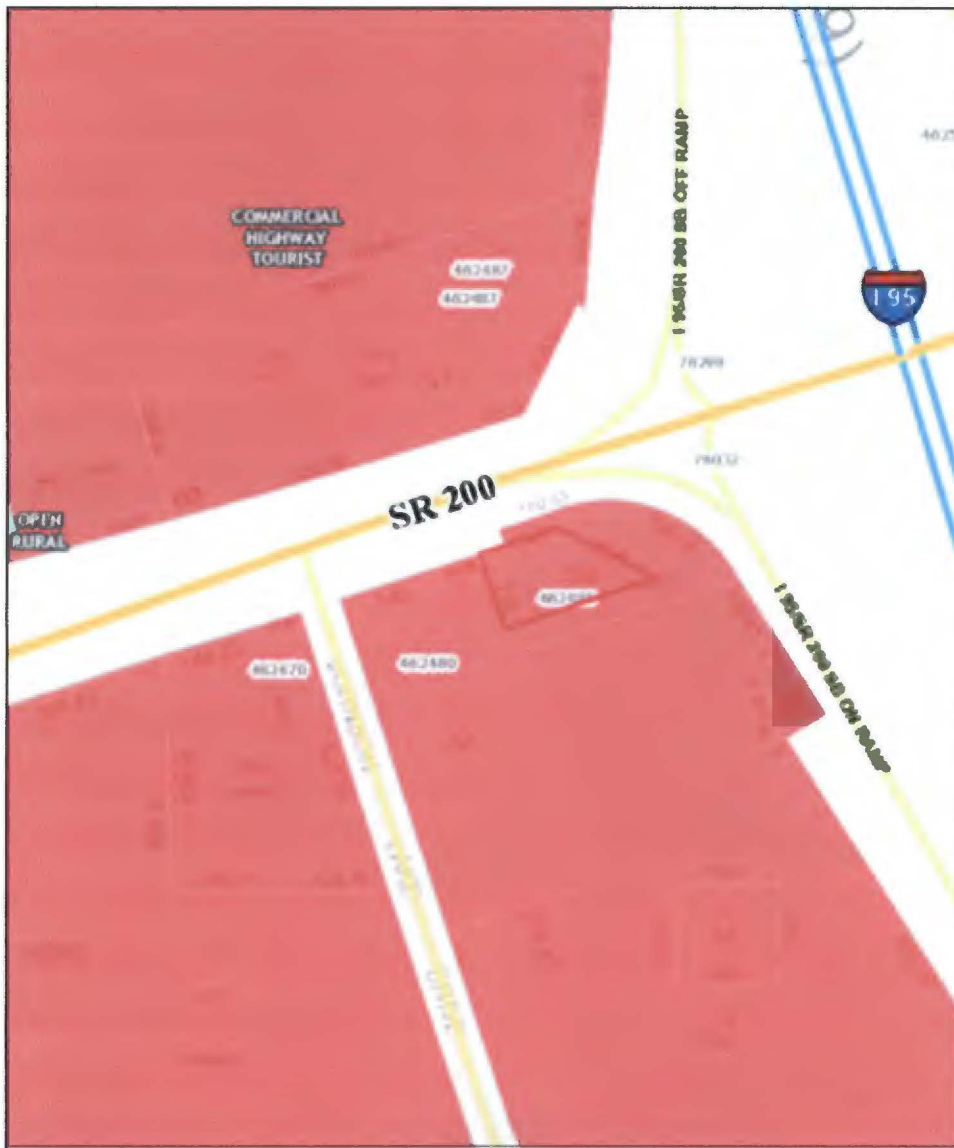
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified to Commercial General (CG) upon the effective date of the ordinance, the 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 Boswell Company and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

01-2N-26-0000-0003-0050



LEGAL DESCRIPTION

A portion of Section 39, together with a portion of Government Lot 1, Section 1, Township 2 North, Range 26 East, Nassau County, Florida, being more particularly described as follows:

For Point of Reference commence at a concrete monument at the intersection of the southerly right-of-way line of State Road No. 200 (a 160-foot right-of-way as now established) and the easterly right-of-way line of Johnson Lake Road (a 66-foot right-of-way as now established) and run North $72^{\circ} 19' 01''$ East along said southerly right-of-way line, a distance of 214.63 feet to a point for the Point of Beginning, said point also being the beginning of the limited access right-of-way line of Interstate Highway No. 95.

From the Point of Beginning thus described run thence North $72^{\circ} 19' 01''$ East, along said southerly limited access right-of-way line of Interstate Highway No. 95, a distance of 100.00 feet to an angle point in said limited access right-of-way; run thence South $89^{\circ} 20' 54''$ East, continuing along said limited access right-of-way line of Interstate Highway No. 95, a distance of 167.32 feet to a point; run thence South $72^{\circ} 19' 01''$ West, a distance of 212.11 feet to a point; run thence North $17^{\circ} 16' 59''$ West, a distance of 125.00 feet to the Point of Beginning. The lands thus described contain 19,506 square feet or 0.45 acres, more or less.

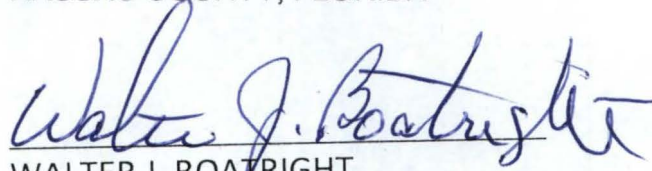
SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 9th DAY OF November, 2015.

BOARD OF COUNTY COMMISSIONERS

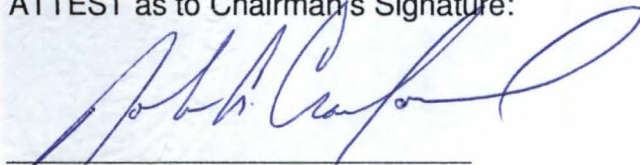
NASSAU COUNTY, FLORIDA



WALTER J. BOATRIGHT

Its: Vice Chairman

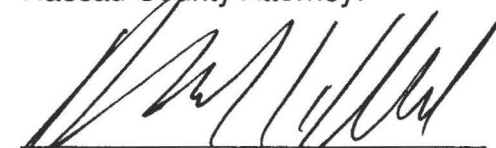
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD

Its: Ex-Officio Clerk

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



MICHAEL S. MULLIN,
County Attorney



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

November 13, 2015

Honorable John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Attention: Brenda Linville, Clerk Services

Dear Mr. Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Ordinance No. 2015-20, which was filed in this office on November 13, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb