

**ORDINANCE 2017 - 28**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 24.45 ACRES OF REAL  
PROPERTY LOCATED ON THE SOUTH SIDE OF  
SR200/A1A BETWEEN MENTORIA ROAD AND HARPER  
CHAPEL ROAD, FROM COMMERCIAL HIGHWAY  
TOURIST (CHT) TO COMMERCIAL NEIGHBORHOOD  
(CN). PROVIDING FOR FINDINGS; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Harper Chapel, LLC is the owner of one parcels comprising 24.45 acres identified as Tax Parcel #s 44-2N-27-0000-0001-0090 by virtue of Deed recorded at O.R. 2092 , page 639 of the Public Records of Nassau County, Florida; and

**WHEREAS** Harper Chapel, LLC have authorized Chase Properties, Inc. to file Application R17-004 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 5, 2017 and voted to recommend approval of R17-004 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 Commercial Neighborhood (CN) 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 September 25, 2017; 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 Neighborhood (CN) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular, FL.01.02(C), and FL.08.05.

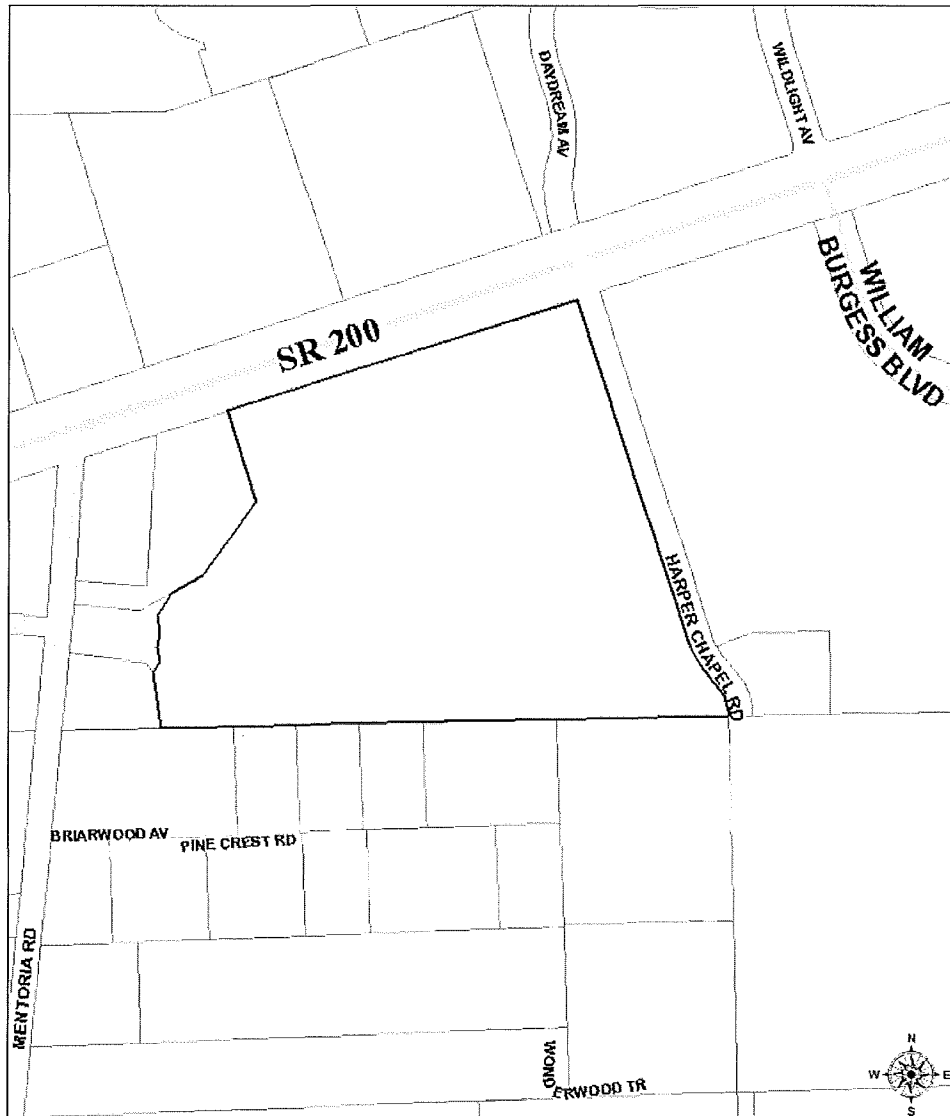
**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified to Commercial Neighborhood (CN) 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 Harper Chapel, LLC, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

#44-2N-27-0000-0001-0090



## LEGAL DESCRIPTION

A parcel of land situate in Section 44, Township 2 North, Range 27 East, Nassau County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Section 44; thence North 89° 19' 51" East, along the South line of said Section 44, a distance of 915.28 feet to a concrete monument in the centerline of Mentoria Road (a 66 feet right of way) as now laid out and in use; thence North 89° 19' 42" East, continuing along the South line of said Section 44, a distance of 293.58 feet to the point of beginning; thence North 08° 05' 47" West, a distance of 142.65 feet to the Southeast corner of "Flash Foods" as shown on the site plan prepared by Eisman & Russo, Inc.; thence Northerly along the Easterly line of said "Flash Foods" the following seven courses:

1) North 35° 03' 26" East, a distance of 33.48 feet; 2) North 13° 19' 11" West, a distance of 38.37 feet; 3) North 12° 34' 14" East, a distance of 37.33 feet; 4) North 11° 45' 02" West, a distance of 42.12 feet; 5) North 36° 47' 37" East, a distance of 21.82 feet; 6) North 35° 15' 39" East, a distance of 31.79 feet; 7) North 23° 41' 23" East, a distance of 13.89 feet to the Southeasterly boundary of lands described in Official Records Book 943, pages 733 through 736, of the Public Records of Nassau County, Florida; thence along the perimeter of last said lands the following three courses: 1) North 62° 17' 01" East, a distance of 89.94 feet; 2) North 37° 44' 25" East, a distance of 233.00 feet; 3) North 17° 42' 57" West, a distance of 236.47 feet to the Southerly right of way line of State Road No. 200 (A1A); thence North 72° 17' 30" East, along said Southerly right of way line, a distance of 932.87 feet to the Westerly right of way line of Harper Chapel Road (a 60 feet right of way) as now laid out and in use; thence South 17° 42' 30" East, along said Westerly right of way line, a distance of 921.12 feet to the beginning of a curve concave to the Northeast having a radius of 186.27 feet; thence Southeasterly along the arc of said curve and along the Westerly right of way line of said Harper Chapel Road, through a central angle of 21° 17' 26" and arc distance of 69.22 feet and being subtended by a chord bearing South 28° 20' 57" East, a distance of 68.82 feet; thence South 38° 59' 30" East, along the Westerly right of way line of said Harper Chapel Road, a distance of 72.62 feet to the beginning of a curve concave to the Southwest having a radius of 89.37 feet; thence Southeasterly along the arc of said curve and along the Westerly right of way line of said Harper Chapel Road, through a central angle of 43° 40' 05" and arc distance of 68.12 feet and being subtended by a chord bearing South 17° 09' 28" East, a distance of 66.48 feet to intersect the South line of said Section 44; thence South 89° 19' 42" West, a distance of 1,444.05 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 25th DAY OF September, 2017.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

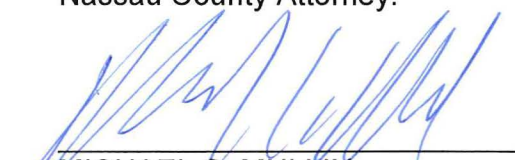
  
\_\_\_\_\_  
DANIEL B. LEEPER,  
Its: Chairman

ATTEST as to Chairman's Signature:

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

MES  
09.26.17

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

  
\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney