

**ORDINANCE 2018 - 26**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 2.63 ACRES OF REAL PROPERTY LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF US 301 AND CR 119, FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (COM); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Melinda and Summer Whiddon are the owners of two parcels comprising 2.63 acres identified as Tax Parcel #s 19-1S-24-0000-0009-0000 and 19-1S-24-0000-0009-0030, by virtue of Deed recorded at O.R. 1229, pages 326-329 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Melinda and Summer Whiddon have authorized Concept Development, Inc. to file Application CPA18-010 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Melinda and Summer Whiddon have not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on August 7, 2018 and voted to recommend approval of CPA18-010 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 Board of County Commissioners held a public hearing on September 10, 2018; 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.**

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02 (B,C), FL.08.05, and Objective FL.12.

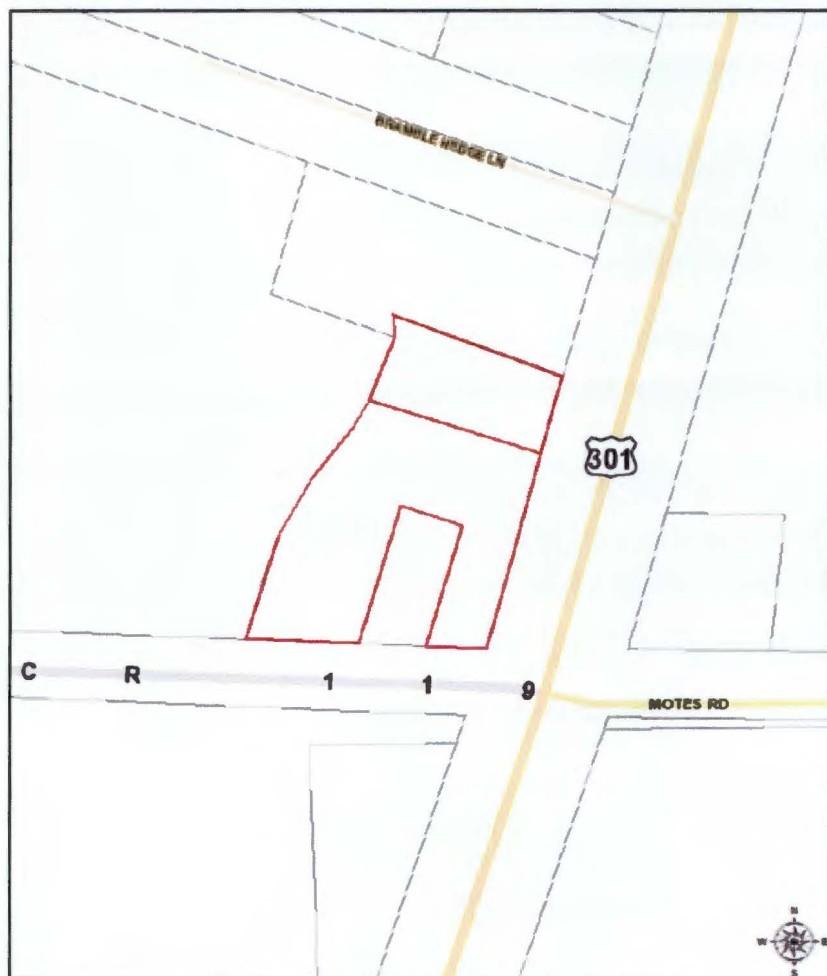
**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Low Density Residential (LDR) to Commercial (COM) on the Future Land Use Map of Nassau County. The Planning and Economic Opportunity Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

**SECTION 3. OWNER AND DESCRIPTION.**

The land reclassified by this Ordinance is owned by Melinda and Summer Whiddon and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #s 19-1S-24-0000-0009-0000 and 19-1S-24-0000-0009-0030



## LEGAL DESCRIPTION

**Tax Parcel No. 19-15-24-0000-0009-0000**

A PARCEL OF LAND SITUATE IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-119 (NORTON'S FERRY ROAD) (A 100 FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD NO. 200) (A 200 FOOT RIGHT-OF-WAY); THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 26,344.21 FEET, THROUGH A CENTRAL ANGLE OF 00°38'34", AN ARC DISTANCE OF 295.57 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 17°30'27" EAST A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 26,344.21 FEET, THROUGH A CENTRAL ANGLE OF 00°14'50", AN ARC DISTANCE OF 113.64 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 17°33'00" EAST A DISTANCE OF 113.64 FEET; THENCE NORTH 69°35'37" WEST A DISTANCE OF 122.75 FEET; THENCE SOUTH 18°10'06" WEST A DISTANCE OF 24.87 FEET; THENCE NORTH 70°59'06" WEST A DISTANCE OF 119.09 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT MARKED "1380"; THENCE CONTINUE NORTH 70°59'06" WEST A DISTANCE OF 23 FEET MORE OR LESS TO THE CENTERLINE OF AN EXISTING DRAINAGE DITCH AND A POINT HEREINAFTER REFERED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN NORTH 72°52'14" WEST A DISTANCE OF 196.01 FEET TO A FOUND ¾" IRON PIPE; THENCE NORTH 72°27'08" WEST A DISTANCE OF 59.47 FEET TO A FOUND ¾" IRON PIPE; THENCE CONTINUE NORTH 72°27'08" WEST A DISTANCE OF 8 FEET MORE OR LESS TO THE CENTERLINE OF AFORESAID DRAINAGE DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DRAINAGE DITCH A DISTANCE OF 100 FEET MORE OR LESS TO ABOVE REFERENCE POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 0.646 ACRES MORE OR LESS.

THE ABOVE DESCRIPTION IS INTENDED TO BE A COMBINATION OF TWO DEEDS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA:

ALL OF OFFICIAL RECORDS BOOK 765, PAGE 1146 AND  
A PORTION OF OFFICIAL RECORDS BOOK 710, PAGE 1856

## LEGAL DESCRIPTION

**Tax Parcel No. 19-15-24-0000-0009-0030**

A PARCEL OF LAND SITUATE IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-119 (NORTON'S FERRY ROAD) (A 100 FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD NO. 200) (A 200 FOOT RIGHT-OF-WAY); THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 26,344.21 FEET, THROUGH A CENTRAL ANGLE OF 00°38'34", AN ARC DISTANCE OF 295.57 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 17°30'27" EAST A DISTANCE OF 295.57 FEET; THENCE NORTH 72°52'14" WEST A DISTANCE OF 196.01 FEET TO A FOUND ¾" IRON PIPE; THENCE NORTH 72°27'08" WEST A DISTANCE OF 59.47 FEET TO A FOUND ¾" IRON PIPE; THENCE CONTINUE NORTH 72°27'08" WEST A DISTANCE OF 8 FEET MORE OR LESS TO THE CENTERLINE OF A DRAINAGE DITCH AND A POINT HEREINAFTER REFERED TO AS POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN NORTH 87°28'30" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. C-119 (NORTON'S FERRY ROAD) (A 100 FOOT RIGHT-OF-WAY), A DISTANCE OF 90.00 FEET; THENCE NORTH 18°14'13" EAST A DISTANCE OF 185.30 FEET; THENCE NORTH 71°08'10" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 17°14'25" WEST A DISTANCE OF 213.51 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. C-119; THENCE NORTH 87°28'30" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. S-119, A DISTANCE OF 127.32 FEET TO A SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "MANZIE-LB7039"; THENCE CONTINUE NORTH 87°28'30" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. C-119, A DISTANCE OF 33 FEET MORE OR LESS TO THE CENTERLINE OF AFORESAID DRAINAGE DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DRAINAGE DITCH A DISTANCE OF 406 FEET MORE OR LESS TO ABOVE REFERENCE POINT "B" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 1.984 ACRES MORE OR LESS.

THE ABOVE DESCRIPTION IS INTENDED TO BE A COMBINATION OF THREE DEEDS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA:

OFFICIAL RECORDS BOOK 886, PAGE 870,  
OFFICIAL RECORDS BOOK 710, PAGE 1856 AND  
OFFICIAL RECORDS BOOK 878, PAGE 400

**SECTION 4. EFFECTIVE DATE.**

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

**PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2018.**

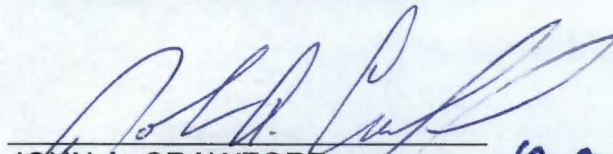
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



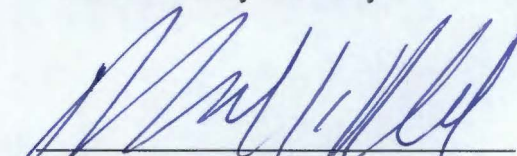
PAT EDWARDS,  
Its: Chairman

ATTEST as to Chairman's Signature:

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

MES  
09-11-18

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

  
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MICHAEL S. MULLIN,  
County Attorney