

ORDINANCE 2023- 045

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 1.66 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF SR 200, BETWEEN BRADY POINT ROAD AND PINE GROVE PLACE, FROM OPEN RURAL (OR) TO COMMERCIAL, GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated September 7, 2023, and deemed complete October 6, 2023, in addition to supporting documents and statements of the applicant(s), which are part of application R23-008, as approved by the Board of County Commissioner, and incorporated by reference into and made part hereof; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163 Florida Statutes and the Nassau County Land Development Code; and

WHEREAS, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS

The rezoning is based on the following Findings of Fact:

- a) Calypso Commercial Holdings, LLC is the owner of one parcel comprising approximately 1.66 acres identified as Tax Parcel No. 40-2N-28-0000-0028-0000, by virtue of Deed recorded in O.R. Book 2491, Page 1795 of the Public Records of Nassau County, Florida.
- b) Calypso Commercial Holdings, LLC has authorized Elizabeth Moore to file Application R23-008 to rezone the land described herein.
- c) The rezoning to Commercial, General (CG) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Commercial, General (CG) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial (COM).

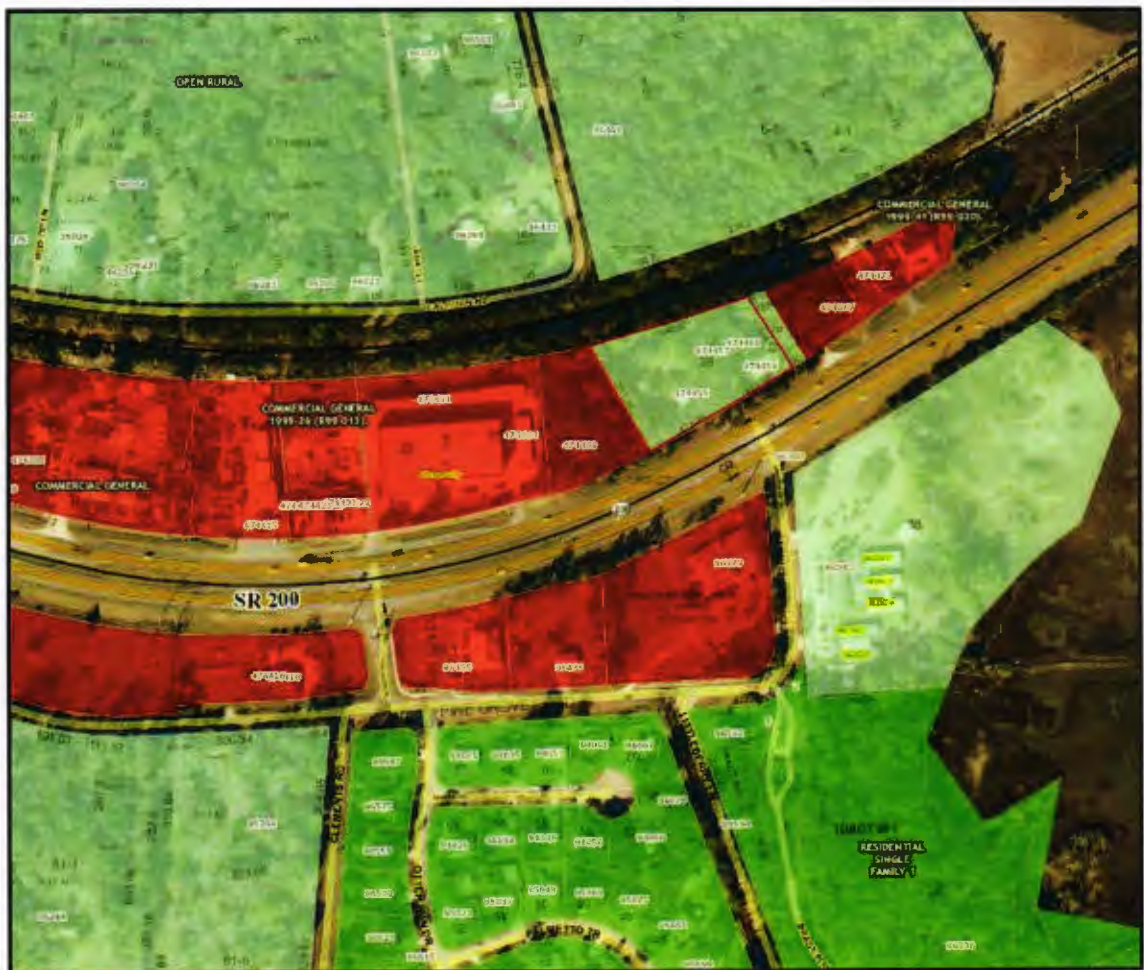
SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Commercial, General (CG) upon the effective date of the ordinance. The Planning 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 Calypso Commercial Holdings, LLC. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 40-2N-28-0000-0028-0000



LEGAL DESCRIPTION:

Legal Description

A PORTION OF SECTION 40, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

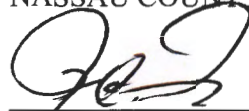
BEGIN AT NORTHEAST CORNER OF THE JOE HIGGINS TRACT PER DEED, OFFICIAL RECORD BOOK 1707, PAGE 461, RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A FOUND 3/4 INCH IRON PIPE, NO CAP; THENCE S 29°54'15" E (BEARING BASIS FOR THIS: DEED) ALONG THE EAST LINE OF AFORESAID TRACT, A DISTANCE OF 251.30 FEET (DEED) 251.03 FEET (MEASURED) TO A FOUND 3/4 INCH IRON PIPE, NO CAP AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO 200 AS NOW ESTABLISHED (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS 1849.86 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE NORTHERLY RIGHT OF WAY LINE AFORESAID AND NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 173.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 61°52'20" E, 173.90 FEET TO A FOUND 5/8 INCH REBAR AND CAP, STAMPED FDOT AT THE POINT OF TANGENCY ON THE NORTHERLY RIGHT OF WAY LINE AFORESAID; THENCE N 58°54'43" E ALONG THE NORTHERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 171.82 FEET TO A FOUND 3/4 INCH IRON PIPE, NO CAP AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE AFORESAID THAT INTERSECTS WITH THE WESTERLY LINE OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 911, PAGE 1830, RECORDED IN THE AFOREMENTIONED PUBLIC RECORDS; THENCE N 32°39'34" W ALONG THE WESTERLY LINE AFORESAID, A DISTANCE OF 174.08 FEET TO A FOUND 3/4 INCH IRON PIPE, NO CAP AT A POINT ON THE AFORESAID WESTERLY LINE THAT INTERSECTS WITH THE SOUTHERLY RIGHT OF WAY LINE OF S.A.L. RAILROAD (HAVING A 120 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3089.30 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE SOUTHERLY RIGHT OF WAY LINE AFORESAID AND NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 346.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 73°16'40" W, 346.36 FEET TO THE POINT OF BEGINNING. BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 110, PAGE 399, OFFICIAL RECORD BOOK 381, PAGE 442 AND OFFICIAL RECORD BOOK 789, PAGE 1921, PUBLIC RECORDS, NASSAU CO. FLORIDA.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

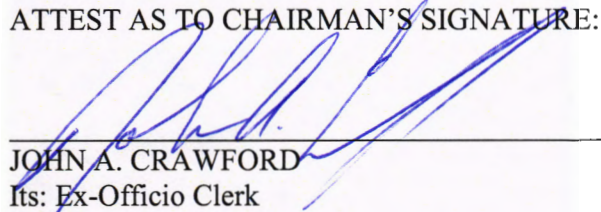
ADOPTED THIS 27th DAY OF November, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



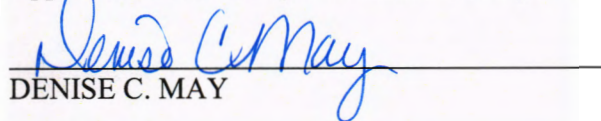
KYLANT A. FARMER
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:



DENISE C. MAY



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 30, 2023

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

Attention: Heather Nazworth

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2023-045, which was filed in this office on November 30, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

Heather Nazworth

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Thursday, November 30, 2023 5:51 PM
To: Heather Nazworth
Subject: *EXTERNAL*: RE: Nassau County, FL Code of Ordinances - 2023(11325) OrdBank

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have received your files.

Thank you and have a nice day,

Ords Administrator • **CivicPlus**
MunicodeOrds@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to MunicodeOrds@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

ems (she/her/hers)

civicplus.com



Powering and Empowering Local Governments

From: Heather Nazworth <hnazworth@nassauclerk.com>
Sent: Thursday, November 30, 2023 10:15 AM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Nassau County Ordinances 2023-043, 044, 045, and 046.

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2023-043, 2023-044, 2023-045, and 2023-046 adopted by the Nassau County Board of County Commissioners in Regular Session on November 27, 2023. **Also, please provide a confirmation email.**

Please include these ordinances in the supplement. Thank you for your assistance in this matter.

On behalf of John A. Crawford, Ex-Officio Clerk

Heather Nazworth
Chief Deputy Clerk Services/BOCC/VAB
Nassau County Clerk of the Circuit Court/Comptroller
76347 Veterans Way, Ste. 456
Yulee, FL 32097

Direct (904)548-4666
Toll Free (800) 958-3496
Fax (904) 548-4508
Email: hnazworth@nassauclerk.com
Website: www.nassauclerk.com

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