

ORDINANCE 2025- 001

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.08 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SR 200, BETWEEN LOFTON CREEK AND ST. PETER BOULEVARD, FROM OPEN RURAL (OR) AND COMMERCIAL, PROFESSIONAL AND OFFICE (CPO) 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, filed August 26, 2024, and deemed complete September 26, 2024, in addition to supporting documents and statements of the applicant(s), which are part of application R24-003, 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) Philip Griffin and Ortami, LLC are the owners of two parcels comprising approximately 2.08 acres identified as Tax Parcel Nos. 38-2N-27-0000-0014-0160 and 38-2N-27-0000-0014-0100, by virtue of Deed recorded in O.R. Book 2601, Page 519 and O.R. Book 1930, Page 876 of the Public Records of Nassau County, Florida.
- b) Philip Griffin and Ortami, LLC have authorized Philip Griffin to file Application R24-003 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 this Ordinance. The Planning Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION

The real property rezoned and reclassified by this Ordinance is owned by Philip Griffin and Ortami, LLC. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 38-2N-27-0000-0014-0160 and 38-2N-27-0000-0014-0100



LEGAL DESCRIPTION:

38-2N-27-0000-0014-0160

A PORTION OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SECTION 38 AFORESAID IS INTERSECTED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, A-1-A, SAID SOUTHERLY RIGHT-OF-WAY LINE LIES 124.0' FEET FROM AND A RIGHT ANGLE TO THE SURVEY LINE OF SAID STATE ROAD AT THIS POINT; RUN THENCE SOUTH 84°-54' EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 951.67 FEET; RUN THENCE SOUTH 5°-06' WEST, A DISTANCE OF 543.50' FEET; RUN THENCE SOUTH 84°-54' EAST, A DISTANCE OF 525.0' FEET; RUN THENCE NORTH 5°-06' EAST, A DISTANCE OF 543.52' FEET TO THE AFORESAID RIGHT-OF-WAY; RUN THENCE SOUTH 84°-55'-30" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 323.55' FEET; RUN THENCE SOUTH 73°-36'-55" EAST CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 101.98' FEET TO A POINT WHERE SAID RIGHT-OF-WAY LIES 144.0' FEET FROM AND AT A RIGHT ANGLE TO AFORESAID SURVEY LINE; RUN THENCE SOUTH 84°-55'-30" EAST CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 50.0' FEET; RUN THENCE NORTH 83°-45'-55" EAST CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 101.98' FEET; RUN THENCE SOUTH 10°-01'-20" WEST, A DISTANCE OF 125.10' FEET; RUN THENCE NORTH 89°-29'-50" EAST, A DISTANCE OF 561.85' FEET; RUN THENCE NORTH 11°-18'-40" EAST, A DISTANCE OF 70.45' FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LYING 124.0' FEET FROM AND AT A RIGHT ANGLE TO AFORESAID SURVEY LINE; RUN THENCE SOUTH 84°-55'-30" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 698.27' FEET; RUN THENCE SOUTH 5°-04'-30" WEST, A DISTANCE OF 177.90 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 5°-04'-30" WEST, A DISTANCE OF 388.10' FEET; RUN THENCE NORTH 68°-30'-30" EAST, A DISTANCE OF 139.80' FEET; RUN THENCE NORTH 15°-41'-17" EAST, A DISTANCE OF 311.82' FEET; RUN THENCE NORTH 78°-59'-30" WEST, A DISTANCE OF 183.40' FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES: SAID EASEMENT BEING A 30.0' FOOT STRIP OF LAND THAT LIES TO THE EAST OF AND ADJOINS THE FOLLOWING DESCRIBED LINE: BEGIN AT THE POINT OF BEGINNING OF THE FOREGONE DESCRIBED LANDS; AND RUN NORTH 5°-04'-30" EAST, A DISTANCE OF 177.90' FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, A-1-A FOR THE TERMINATION POINT.

LEGAL DESCRIPTION:

38-2N-27-0000-0014-0100

A PORTION OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 274, PAGE 167 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

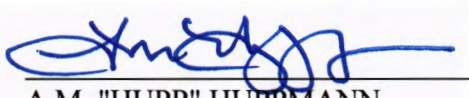
FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SECTION 38 AFORESAID IS INTERSECTED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, SAID SOUTHERLY RIGHT-OF-WAY LINE LIES 124.0 FEET FROM AND AT A RIGHT ANGLE TO THE SURVEY LINE OF SAID STATE ROAD AT THIS POINT; THENCE SOUTH 84°54'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 951.67 FEET; THENCE SOUTH 05°06'00" WEST, A DISTANCE OF 543.50 FEET; THENCE SOUTH 84°54'00" EAST A DISTANCE OF 525.00 FEET; THENCE NORTH 05°06'00" EAST A DISTANCE OF 543.52 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY; THENCE SOUTH 84°55'30" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 323.55 FEET; THENCE SOUTH 73°36'55" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.98 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LIES 144.0 FEET FROM AND AT A RIGHT ANGLE TO THE AFORESAID SURVEY LINE; THENCE SOUTH 84°55'30" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 50.00 FEET; THENCE NORTH 83°45'45" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.98 FEET; THENCE SOUTH 10°01'20" WEST A DISTANCE OF 125.10 FEET; THENCE NORTH 89°29'50" EAST A DISTANCE OF 561.85 FEET; THENCE NORTH 11°18'40" EAST A DISTANCE OF 70.45 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY AND LYING 124.0 FEET FROM AT A RIGHT ANGLE TO AFORESAID SURVEY LINE; THENCE SOUTH 84°55'30" EAST A DISTANCE OF 698.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°55'30" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 144.35 FEET; THENCE SOUTH 79°02'20" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 74.00 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1042, PAGE 728 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 15°41'17" WEST ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 192.70 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 1089 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 78°57'08" WEST ALONG THE NORTHERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 183.46 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS, SAID CORNER LYING ON THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 720, PAGE 474 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 05°04'30" EAST ALONG AFORESAID EASTERLY BOUNDARY A DISTANCE OF 177.90 FEET TO THE POINT OF BEGINNING

SECTION 4. EFFECTIVE DATE

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

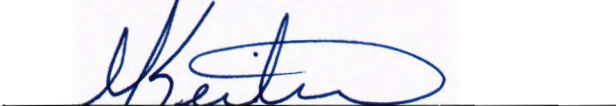
ADOPTED THIS 13th DAY OF January _____, 2025, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



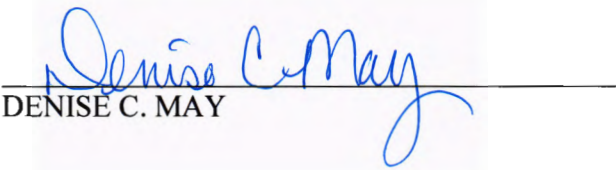
A.M. "HUPP" HUPPMANN
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:



MITCH L. KEITER
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

January 17, 2025

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

Dear 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. 2025-001, which was filed in this office on January 16, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Heather Nazworth

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Wednesday, February 5, 2025 6:31 AM
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
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.

svj (she/her/hers)
Production Support Specialist Supplement Department • CivicPlus
civicplus.com



Powering and Empowering Local Governments

From: Heather Nazworth <hnazworth@nassauclerk.com>
Sent: Tuesday, February 4, 2025 7:39 AM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Nassau Ordinances

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2025-001, and 2025-002 were adopted by the Nassau County Board of County Commissioners in a regular session on January 16, 2025. **Also, please provide a confirmation email.**

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

On behalf of Mitch L. Keiter, 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

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.