

**ORDINANCE 2016 - 12**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 2.54 ACRES OF REAL  
PROPERTY LOCATED ON THE SOUTH SIDE OF  
SR200/A1A, FROM OPEN RURAL (OR) TO COMMERCIAL  
GENERAL (CG); PROVIDING FOR FINDINGS; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Jason C. Lathrop is the owner of one parcel comprising 2.54 acres identified as Tax Parcel #04-2N-26-0000-0004-0040 by virtue of Deed recorded at O.R.1952, page 895 of the Public Records of Nassau County, Florida; and

**WHEREAS**, file Application R16-004 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 6, 2016 and voted to recommend approval of R16-004 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 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 September 26, 2016; 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 Policies FL.01.02(A,C), FL.03.02, FL.08.05 and ED.05.02.

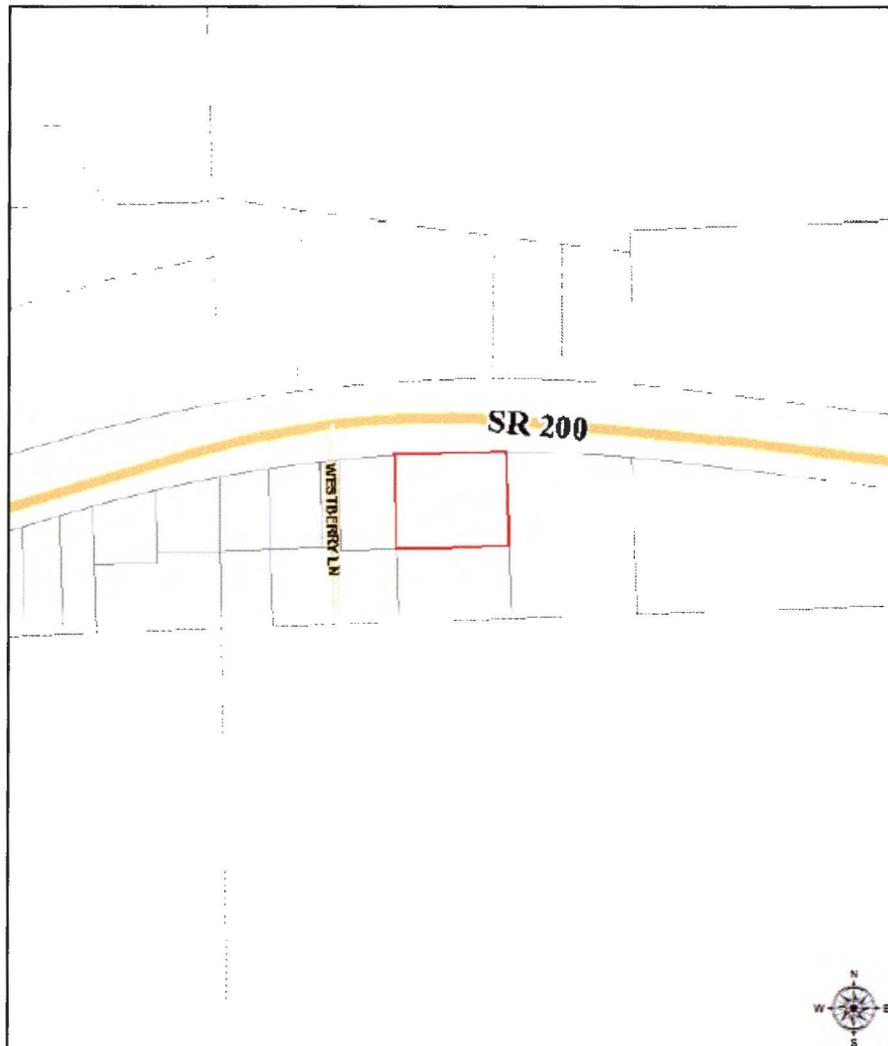
**SECTION 2. PROPERTY REZONED.**

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 Jason C. Lathrop and is identified by the following tax identification number, graphic illustration, and legal descriptions:

#04-2N-26-0000-0004-0040



## LEGAL DESCRIPTION

### DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID SECTION 4, N 88°33'22" E, A DISTANCE OF 547.50 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 767, PAGE 1101 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A WATER RETENTION AREA, PARCEL NUMBER 205, PART "C", (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528); THENCE DEPARTING THE SOUTH LINE OF SAID SECTION 4 AND ON THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 767, PAGE 1101, ALSO BEING THE WEST LINE OF AFORESAID WATER RETENTION AREA PARCEL NUMBER 205, PART "C", N 01°54'07" W, A DISTANCE OF 230.48 FEET TO THE NORTHWEST CORNER OF AFORESAID WATER RETENTION AREA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ON THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 767, PAGE 1101, N 01°54'07" W, A DISTANCE OF 294.73 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A), (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528), SAID POINT BEING ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 4920.06 FEET AND A CENTRAL ANGLE OF 04°21'06"; THENCE DEPARTING SAID EAST LINE, AND ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A), (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528) AND ON THE ARC OF SAID CURVE, A DISTANCE OF 373.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING N 88°36'21" E, A CHORD DISTANCE OF 373.60 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S 01°51'53" EAST, A DISTANCE OF 294.40 FEET TO A POINT ON THE NORTH LINE AFORESAID WATER RETENTION AREA, PARCEL NUMBER 205, PART "C", (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528); THENCE ON SAID NORTH LINE, S 88°33'21" W, A DISTANCE OF 373.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.54 ACRES, MORE OR LESS.

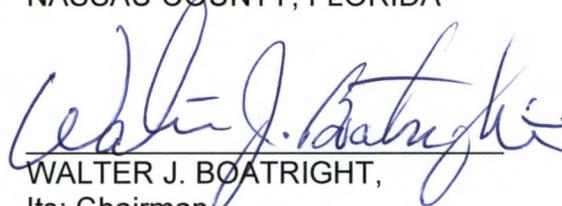
**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS 26th DAY OF September, 2016.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

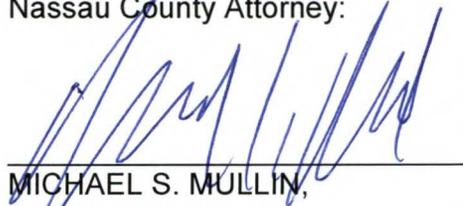
  
WALTER J. BOATRIGHT,  
Its: Chairman

ATTEST as to Chairman's Signature:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
09.28.16

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

  
MICHAEL S. MULLIN,  
County Attorney