

ORDINANCE 2018 - 11

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.94 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 17 BETWEEN LEISURE WAY AND OWENS FARM ROAD, FROM INDUSTRIAL WAREHOUSE (IW) TO COMMERCIAL HIGHWAY TOURIST (CHT). PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Get & Save, LLC are the owners of two parcels comprising 2.94 acres identified as Tax Parcel #s 35-4N-26-0000-0001-0040 & portion of 02-3N-26-0000-0001-0050 by virtue of Deed recorded at O.R.1729, page 228 and O.R. 1537, page 1959, respectively of the Public Records of Nassau County, Florida; and

**WHEREAS** Get & Save, LLC have filed Application R18-001 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on February 6, 2018 and voted to recommend approval of R18-001 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 Highway Tourist (CHT) zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial (COM); and

**WHEREAS**, the Board of County Commissioners held a public hearing on March 12, 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.**

That the proposed rezoning to Commercial Highway Tourist (CHT) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(C), FL.08.05, Objective FL.12 and Policy ED.05.01.

**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified to Commercial Highway Tourist (CHT) 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 Get & Save, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #s #35-4N-26-0000-0001-0040 & portion of 02-3N-26-0000-0001-0050



## LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST AND SECTION 2, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228 AND OFFICIAL RECORDS BOOK 1537, PAGE 1959, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 89°19'34" EAST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 3,096.01 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1537, PAGE 1959, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 32°54'22" WEST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 161.77 FEET TO INTERSECT THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228, THE FOLLOWING THREE COURSES: 1) NORTH 57°07'01" EAST A DISTANCE OF 51.07 FEET; 2) NORTH 32°54'05" WEST A DISTANCE OF 302.67 FEET; 3) SOUTH 57°06'03" WEST A DISTANCE OF 275.00 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17; THENCE SOUTH 32°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 502.59 FEET TO A JOG IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°07'01" EAST A DISTANCE OF 224.00 FEET; THENCE NORTH 32°54'22" WEST A DISTANCE OF 38.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.94 ACRES MORE OR LESS.

**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS 12th DAY OF March, 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  
03-13-18*

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

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