

ORDINANCE 2018 - 13

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 50.1 ACRES OF REAL PROPERTY LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SR200/A1A AND I-95 ALONG SEMPER FI DRIVE FROM OPEN RURAL (OR) AND COMMERCIAL HIGHWAY TOURIST (CHT) TO RESIDENTIAL GENERAL-1 (RG-1); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, CBC National Bank is the owner of two parcels comprising +/-44.08 acres identified as Tax Parcel #s 12-2N-26-0000-0001-0080 and 12-2N-26-0000-0001-0150 by virtue of Deed recorded at O.R.1917, page 1381 and O.R.1848, page 109, respectively, of the Public Records of Nassau County, Florida; and

**WHEREAS**, Donald Plunkett is the owner of one parcel comprising +/-6.02 acres identified as Tax Parcel # 12-2N-26-0000-0001-0050 by virtue of Deed recorded at O.R.422, page 559 of the Public Records of Nassau County, Florida; and

**WHEREAS**, CBC National Bank and Donald Plunkett have authorized CHW, Inc. to file Application R17-008; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on March 20, 2018 and voted to recommend approval of R17-008 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 PUD amendment complies with the underlying Future Land Use Map (FLUM) designation of High Density Residential (HDR) and Conservation (CSV I); and

**WHEREAS**, the Board of County Commissioners held a public hearing on April 9, 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 RG-1 is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02 (B,C,G), FL.03.02, and FL.08.04.

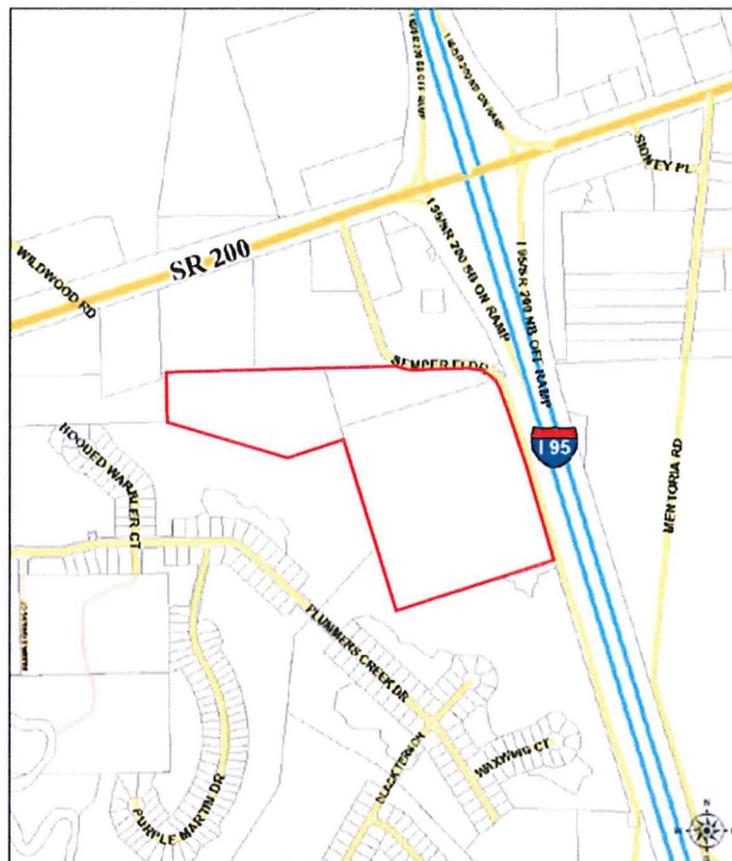
**SECTION 2. PROPERTY REZONED**

The real property described in Section 3 is rezoned and reclassified to Residential General-1 (RG-1) upon the effective date of the ordinance; the Planning & 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 CBC National Bank and Donald Plunkett, and is identified by the tax identification numbers, graphic illustration, and legal descriptions.

Tax Parcel #'s 12-2N-26-0000-0001-0080, 12-2N-26-0000-0001-0150, and 12-2N-26-0000-0001-0050



LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 422, PAGES 559 THROUGH 563  
PARCEL NO. 1

DESCRIPTION:

ALL OF THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-SIX (26) EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST; THENCE ALONG THE NORTH LINE OF SECTION 12, SOUTH 88°55'10" WEST 431.70 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95 WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 24°24'03" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, 84.80 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 73°23'01" WEST 1145.68 FEET TO A CONCRETE MONUMENT; THENCE NORTH 16°36'59" WEST 399.02 FEET TO A CONCRETE MONUMENT IN THE NORTH LINE OF SECTION 12; THENCE ALONG THE NORTH LINE OF SECTION 12, 88°55'10" EAST 1177.10 FEET TO THE POINT OF BEGINNING; AND CONTAINING 6.2998 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE LAND LYING WITHIN THE SERVICE ROAD RIGHT-OF-WAY.

\*\*\* SURVEYORS NOTE: THERE IS A SCRIVENER'S ERROR IN THE LAST BEARING CALL OF THIS LEGAL DESCRIPTION, ALONG THE NORTH LINE OF SECTION 12, IT IS MISSING THE DIRECTION OF "NORTH". THE LEGAL DESCRIPTION READS " 88°55'10" EAST " AND SHOULD READ " NORTH 88°55'10" EAST " TO MATCH THE FIRST BEARING CALL ALONG THE NORTH LINE OF SECTION 12.

OFFICIAL RECORDS BOOK 1848, PAGES 109 THROUGH 111  
EXHIBIT "A"

DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LANDS BEING A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS AS DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12, THE SAME BEING THE SOUTHWESTERLY CORNER OF SECTION 1 AND RUN NORTH 88°55'-07" EAST, ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 2658.50 FEET TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 88°55'-07" EAST, ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 1049.94 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF GLENN E. HICKS (ACCORDING TO BOOK 422, PAGE 559, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 16°35'-59" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 498.86 FEET TO A POINT, SAID POINT BEING A NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF PLUMMERS CREEK, LLC (ACCORDING TO BOOK 1239, PAGE 822, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 72°57'-33" WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 400.00 FEET TO AN ANGLE POINT; RUN THENCE NORTH 73°01'-36" WEST, ALONG LAST MENTIONED LINE, A DISTANCE OF 830.00 FEET TO A POINT; RUN THENCE NORTH 02°44'-50" WEST, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

\*\*\* SURVEYORS NOTE: THERE IS A SCRIVENER'S ERROR IN THE THIRD BEARING CALL OF THIS LEGAL DESCRIPTION, THE LEGAL DESCRIPTION READS " SOUTH 16°35'59" WEST " AND SHOULD READ " SOUTH 16°35'59" EAST ".

OFFICIAL RECORDS BOOK 1917, PAGES 1381 THROUGH 1388  
PARCEL "E"

DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY FLORIDA (BEING A PORTION OF LANDS AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THE SAME BEING THE SOUTHEASTERLY CORNER OF SECTION 1 AND RUN SOUTH 88°56'-07" WEST ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 431.70 FEET TO A POINT, RUN THENCE SOUTH 24°23'-03" EAST, A DISTANCE OF 84.80 FEET TO A POINT; RUN THENCE SOUTH 73°24'-01" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 75.03 FEET TO A POINT FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE CURVED SOUTHWESTERLY RIGHT-OF-WAY LINE OF JOHNSON LAKE ROAD (A 60 FOOT RIGHT-OF-WAY).

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED JOHNSON LAKE ROAD, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 206.38 FEET, A CHORD DISTANCE OF 94.62 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 29°51'-51" EAST; RUN THENCE SOUTH 16°35'-59" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID JOHNSON LAKE ROAD, A DISTANCE OF 250.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 19°20'-52" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.29 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 16°35'-59" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 675.81 FEET TO A POINT, SAID POINT BEING A NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF PLUMMERS CREEK, LLC (ACCORDING TO BOOK 1239, PAGE 822, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 73°23'-50" WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1104.27 FEET TO A POINT; RUN THENCE NORTH 16°35'-59" WEST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1267.97 FEET TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF GLENN E. HICKS (ACCORDING TO BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 73°24'-01" EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1070.58 FEET TO THE POINT OF BEGINNING.

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall become effective after filing with the Secretary of State.

**PASSED AND ADOPTED THIS NINTH DAY OF APRIL, 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  
04-10-18

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

  
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MICHAEL S. MULLIN,  
County Attorney