

**ORDINANCE 2018 - 44**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 2.91 ACRES OF REAL  
PROPERTY LOCATED ON THE EAST SIDE OF  
MENTORIA ROAD BETWEEN SR200/A1A AND  
PINECREST ROAD, FROM OPEN RURAL (OR) TO  
COMMERCIAL HIGHWAY TOURIST (CHT). PROVIDING  
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Bhavani Ventures LLC is the owner of one parcel comprising 2.91 acres identified as Tax Parcel #06-2N-27-0000-0005-0010 by virtue of Deed recorded at O.R. 2210, page 742 of the Public Records of Nassau County, Florida; and

**WHEREAS** Bhavani Ventures LLC has authorized Tomassetti & Prince to file to file Application R18-015 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on October 16, 2018 and voted to recommend approval of R18-015 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 November 26, 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) and FL.08.05.

**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 Bhavani Ventures LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #06-2N-27-0000-0005-0010



## LEGAL DESCRIPTION

A portion of government lot 3 of fractional Section 6, Township 2 North, Range 27 east, Nassau County, Florida.

Being also a portion of the lands described in Official Records Book 239, Page 400, of the public records of Nassau County, Florida and all of the lands described in Official Records Book 436, Page 796 of the public records of Nassau County, Florida, being more Particularly described as follows:

For a point of reference commence at the northwest corner of fractional Section 6, Township 2 North, Range 27 East, Nassau County, Florida; thence North  $89^{\circ}21'30''$  East, along the north line of said fractional Section 6, a distance of 935.25 feet to where said north line of fractional Section 6 is intersected by the easterly right-of-way line of Mentoria Road (a 66.0 foot right-of-way) for the point of beginning.

From the point of beginning thus described continue North  $89^{\circ}21'30''$  East, along the north line of said fractional Section 6, a distance of 438.04 feet to intersect the west line of lands described in Official Records Book 705, Pages 265 & 266, of the public records of Nassau County, Florida; thence South  $01^{\circ}42'30''$  East, along said west line, a distance of 273.58 feet to intersect the south line of lands described in Official Records Book 239, Page 400 of the public records of Nassau County, Florida; thence South  $88^{\circ}24'30''$  West along said south line, a distance of 475.97 feet to intersect the easterly right-of-way line of Mentoria Road (a 66.0 foot right-of-way); thence North  $06^{\circ}00'10''$  East along said easterly right-of-way line, a distance of 283.33 feet to the point of beginning.

The south 30.0 feet of the foregone described land is subject to an easement for ingress & egress.

**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS 26TH DAY OF NOVEMBER 2018.**

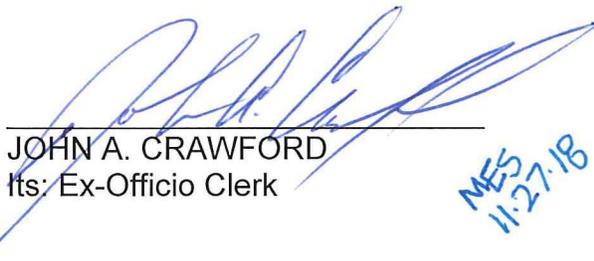
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



PAT EDWARDS,  
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MS  
11-27-18

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



MICHAEL S. MULLIN,  
County Attorney