

ORDINANCE NO. 92 - 8  
AMENDMENT TO ORDINANCE NO. 83-19  
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida, and

WHEREAS, MICHAEL W. BECKHAM, owner of the real property described in this Ordinance has applied to the Board of County Commissioners for a rezoning and reclassification of the property from COMMERCIAL, GENERAL (CG) to COMMERCIAL INTENSIVE (CI).

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall comprehensive zoning ordinance and orderly development of the County of Nassau, Florida, and the specific area;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1: PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from COMMERCIAL, GENERAL (CG) to COMMERCIAL INTENSIVE (CI), as defined and classified under the zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by MICHAEL W. BECKHAM, and is described as follows:

See Exhibit "A" attached hereto and made  
a part hereof by specific reference.



SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of

County Commissioners of Nassau County, Florida.

ADOPTED this 24<sup>th</sup> day of February, 1992.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

ATTEST:  BY:   
T.J. GREESON THOMAS D. BRANAN, JR.  
Its: Ex-Officio Clerk Its: Chairman

rez.ord/1

Lot 3

Lot 2

Lot 1

All that certain lot, place, or parcel of land situate, lying, and being in Section 29, Township 3 North, Range 28 East, Nassau County, Florida, and being further known and described as Lot 1 of Larchmont Subdivision as recorded in Plat Book 3, page 13 of the public records of said Nassau County.

This property is not in Zone A as described on Nassau County, Florida Flood Hazard Boundary Map, sheet 23.

I hereby certify that the above land was surveyed by me and that no improvements are located upon same, except as shown, and that there are no encroachments upon said land, except as shown.

*R. J. Allen*

R. J. Allen, Registered Land Surveyor #2603  
Fernandina Beach, Florida

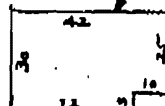
N 86° 11' E 154.13

400.01

N 3° 49' W

N 2° 56' E 402.82

Garage Apr.



1 Story Masonry Structure

Security Light Pole

Metal &amp; Concrete Block Structure

Flower Pole

A.H. Power Lines

Chain Link Fence Enclosed

Asphalt Pavement

20' high Sign

100.00

100.12

106.85

N 86° 11' E

Legend:

○ Found iron

● Set iron

⊕ Found monument

--- Fence

Saddler Road (100' R/W)

Scale 1" = 50'

Survey n. d. 3

The Nassau County Zoning Department staff hereby forwards to the Nassau County Planning Commission its report on Rezoning Application R-92-02 filed by Mr. Michael W. Beckham, Owner, 5954 Fern Creek Drive, Jacksonville, Florida 32211; and Mr. S. Taylor Edwards, Agent for Owner, P. O. Box 193, Fernandina Beach, FL 32034.

**GENERAL INFORMATION**

STREET LOCATION: On the North side of Sadler Road, between Will Hardee Rd. and Drury Road, Fernandina Beach, Florida.

PRESENT ZONING: Commercial, General

REZONING REQUESTED: Commercial, Intensive

**GENERAL DESCRIPTION OF THE AREA**

HOUSING: There are several houses along Sadler Road, in the vicinity of Drury Road, that are utilized as single family dwellings. However, many of the houses in the immediate vicinity of the subject property are being converted to commercial uses.

COMMERCIAL USES: The subject property is the old 5-J's Restaurant that has been used as a plumbing supply for the past few years. The adjoining property is a used car lot on the west side, and an office on the east side. There are a variety of commercial uses along Sadler Road in this area including the Food Lion Shopping Center and Smile Gas.

GENERAL STREET AND HIGHWAY CONDITIONS: Sadler Road is a major collector that has experienced a surge in traffic due to growth in the immediate area. The County is currently widening part of Sadler Road in the area between A-1-A and 14B.

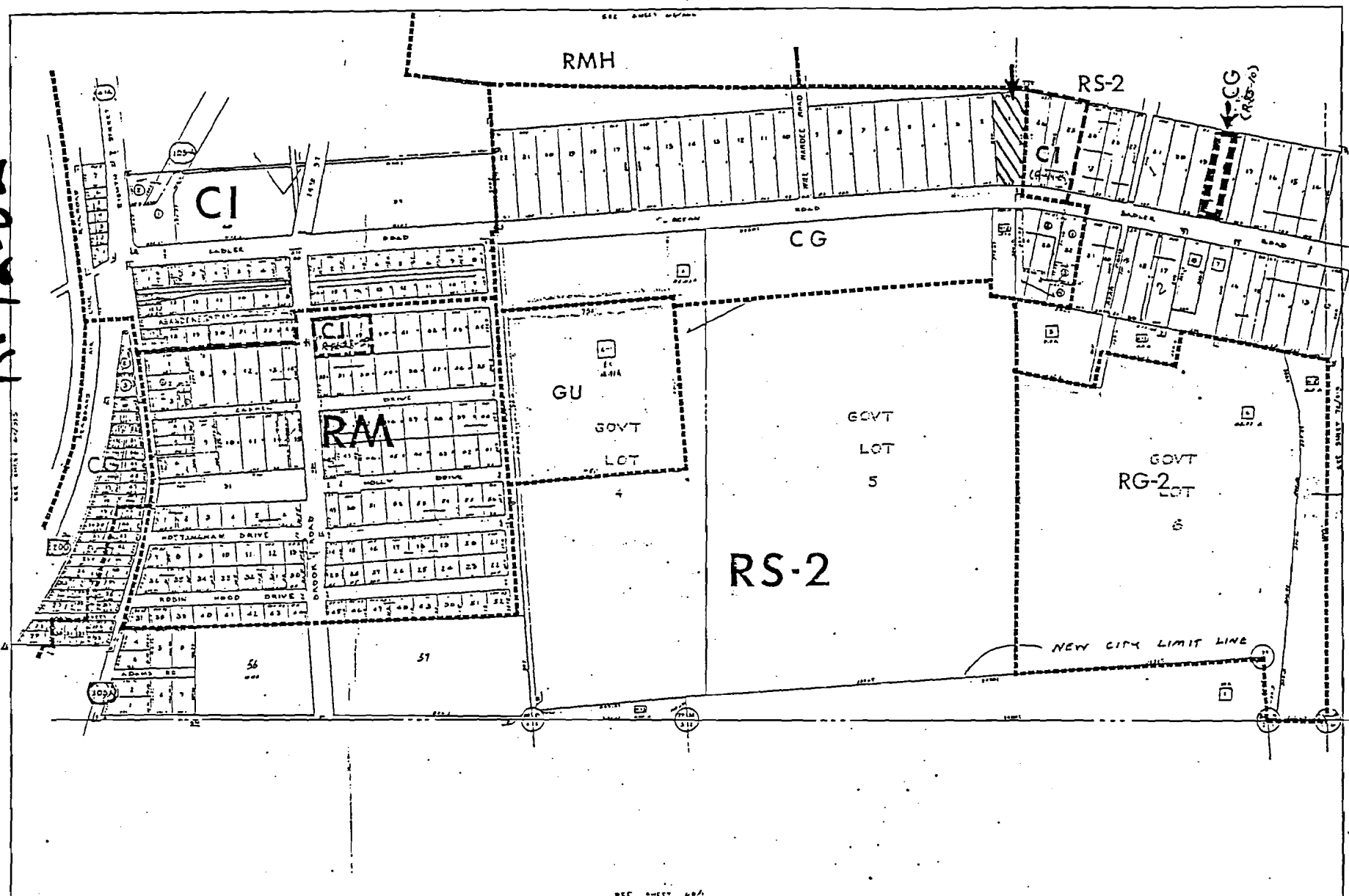
**STAFF COMMENTS**

The area is rapidly developing commercially as new businesses move to the area. The subject property is currently classified as Commercial, General (CG) and the applicant requests Commercial, Intensive (CI). The adjoining property to the east is classified as CI and the Comprehensive Plan projects the area to be commercial.

It is the Staff's opinion that the requested classification is consistent with surrounding land uses and future development in the immediate vicinity.

*jm 6-0*

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No.	NAME	SUBDIVISION		INDEX			
		PB	PL	PA	PL		
1.	GREEN'S FIVE POINTS	1	15	2.	LARSENHOLM - UNIT 1	2	12
2.	CARLSON FARM	1	47	3.	LARSEN RAPA	2	44
3.	FIVE POINTS - UNIT 1	1	32	7.	BANDLER ESTATE	1	67
4.	FIVE POINTS - UNIT 2	1	35	8.	W.D. OF DEC 30 <sup>th</sup> TW. SW - AUG 18 <sup>th</sup>	0	59
				9.	SUNNY VALE	2	15
				0.	MEADOW FOREST	2	10



ALSTANDYNT MAP  
NASSAU COUNTY,  
FLORIDA  
COMPILED & DRAWN BY  
BURNICHT & ASSOCIATES INC.  
ST. PETERSBURG, FLORIDA

SECTION DA of WILD-CALL DS  
TOWNSHIP DA  
RANGE 24C  
COMPILED & DRAWN JANUARY, 1961  
REVISION DATE  
TRACING PRINT

SHEET  
NUMBER  
6C  
/ 365



# Nassau County Planning and Zoning

2290 SOUTH 8th STREET  
FERNANDINA BEACH, FL 32034-3056

L. DOUGLAS JONES  
PLANNING AND ZONING DIRECTOR

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January 7, 1992

Michael S. Mullin, Esquire  
P.O. Drawer 1563  
Fernandina Beach, FL 32034

Re: Comprehensive Plan Future Land Use Map Change Consistency  
Beckham - From CG to CI  
PIN # 00-00-30-036A-0001-0000

Dear Mike:

Please designate on the form below whether rezoning the property highlighted on the attached Tax Map 6C/36S located on the North side of Sadler Road, between Will Hardee Road and Drury Road from Commercial General to Commercial Intensive is consistent with the Comprehensive Plan Future Land Use Map.

Sincerely,

L. Douglas Jones, Director  
Planning and Zoning

LDJ/lm

1/24/92  
Date

- ☒ Yes. Rezoning the property designated on the attached Tax Map 6C/36S from CG to CI is consistent with the Comprehensive Plan Future Land Use Map.
- ☐ No. Rezoning the property designated on the attached Tax Map 6D/36S from CG to CI is not consistent with the Comprehensive Plan Future Land Use Map.

Michael S. Mullin  
County Attorney