

ORDINANCE 2011 - 19

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 2.94 ACRES OF REAL
PROPERTY LOCATED IMMEDIATELY NORTH OF 852426
US HWY 17 FROM COMMERCIAL HIGHWAY TOURIST
(CHT) TO INDUSTRIAL WAREHOUSE (IW); PROVIDING
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, Get and Save, LLC has authorized Gillette and Associates to file Application R11-005 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on October 18, 2011 and voted to recommend approval of R11-005 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 IW zoning complies with the underlying Future Land Use Map (FLUM) designation of Industrial, as amended by CPA11-004; and

WHEREAS, the Board of County Commissioners held a public hearing on November 14, 2011; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

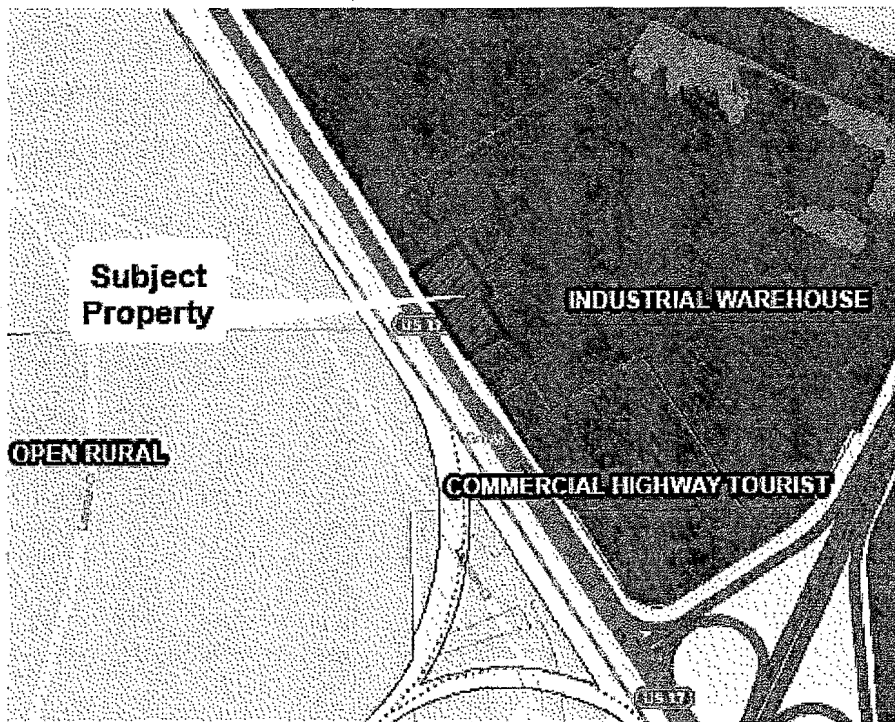
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS: That the proposed rezoning to Industrial Warehouse (IW); is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Objective FL.01 and Policies FL.01.02(D), and FL.11.02

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified to Industrial Warehouse (IW); upon the effective date of the ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by Get and Save, LCC, a Florida Corporation, and is identified by the following tax identification numbers, graphic illustration and legal descriptions:

02-3N-26-0000-0001-0050, 35-4N-26-0000-0001-0040



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.

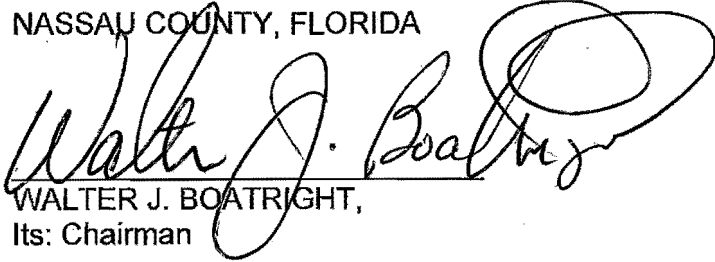
SECTION 4. EFFECTIVE DATE.

This Ordinance shall be filed with the Secretary of State and will become effective upon the effective date of CPA11-004, the Future Land Use Map change accompanying this rezoning.

PASSED AND ADOPTED THIS 14th DAY OF November, 2011.

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

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


DAVID A. HALLMAN,
County Attorney