

ORDINANCE 2017 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN; PROVIDING FOR THE
RECLASSIFICATION OF 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 COMMERCIAL
(COM) AND LOW DENSITY RESIDENTIAL (LDR) TO HIGH
DENSITY RESIDENTIAL (HDR) AND CONSERVATION I
(CSV I). 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 CPA17-006 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, CBC National Bank and Donald Plunkett have not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

WHEREAS, the Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this application on October 3, 2017 and voted to recommend approval to the Board of County Commissioners and for transmittal of this application; and

WHEREAS, the Florida Division of Community Planning conducted a limited interagency review of this application in accordance with the expedited review procedures pursuant to Sec. 163.3184(3)(b) and 163.3180(a), F.S.; and

WHEREAS, the Board of County Commissioners held a public hearing for adoption of this amendment on December 11, 2017; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 and 163, 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.

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02 (B,C,G), FL.03.02, FL.08.04, and CS.02.10.

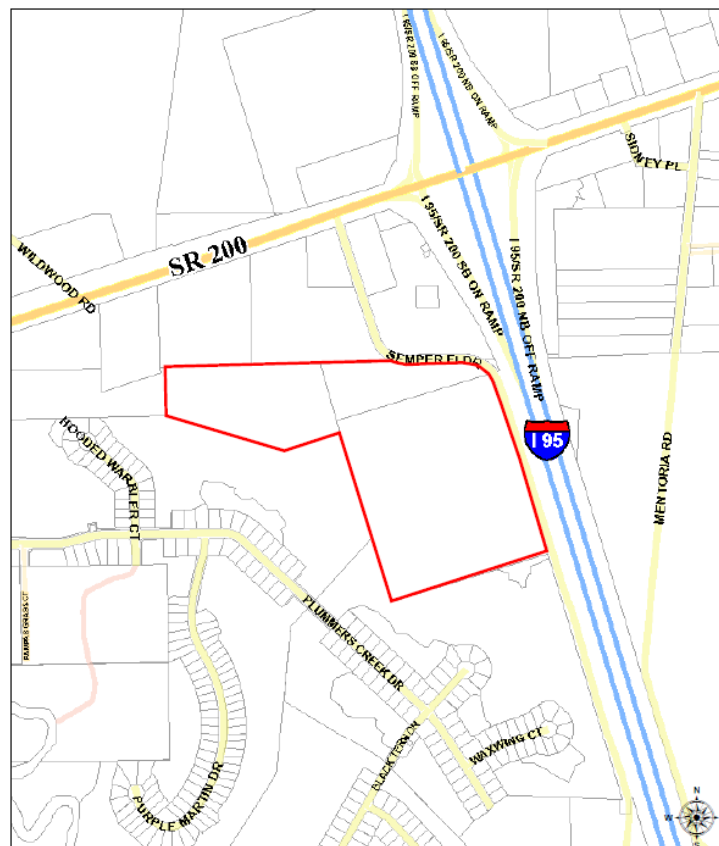
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) and Low Density Residential (LDR) to High Density Residential (HDR) and Conservation I (CSV) on the Future Land Use Map of Nassau County. The Planning and Economic Opportunity Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

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 following tax identification numbers, graphic illustration, and legal descriptions:

#'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.

*** 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 1070.56 FEET TO THE POINT OF BEGINNING.

SECTION 4. EFFECTIVE DATE.

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

DANIEL B. LEEPER,
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:

MICHAEL S. MULLIN,
County Attorney