

ORDINANCE 2018 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 0.37 ACRE OF REAL
PROPERTY LOCATED ON THE SOUTH SIDE OF
SR200/A1A BETWEEN MT. ZION LOOP AND SOUTH
PRINCE DRIVE, FROM RESIDENTIAL MIXED (RM) TO
COMMERCIAL NEIGHBORHOOD (CN). PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Bryan and Allison Corigliano are the owners of two parcels comprising 0.37 acre identified as Tax Parcel #s 24-2N-28-0000-0024-0020 and 24-2N-28-0000-0024-0050 by virtue of Deed recorded at O.R. 2172, page 1057 of the Public Records of Nassau County, Florida; and

WHEREAS Bryan and Allison Corigliano have authorized Gillette & Associates, Inc. to file Application R18-007 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on June 5, 2018 and voted to recommend approval of CPA18-005 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 Commercial General (CG) 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 June 25, 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 Neighborhood (CN) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02 (C), ED.05.02, FL.03.02, and FL.08.05.

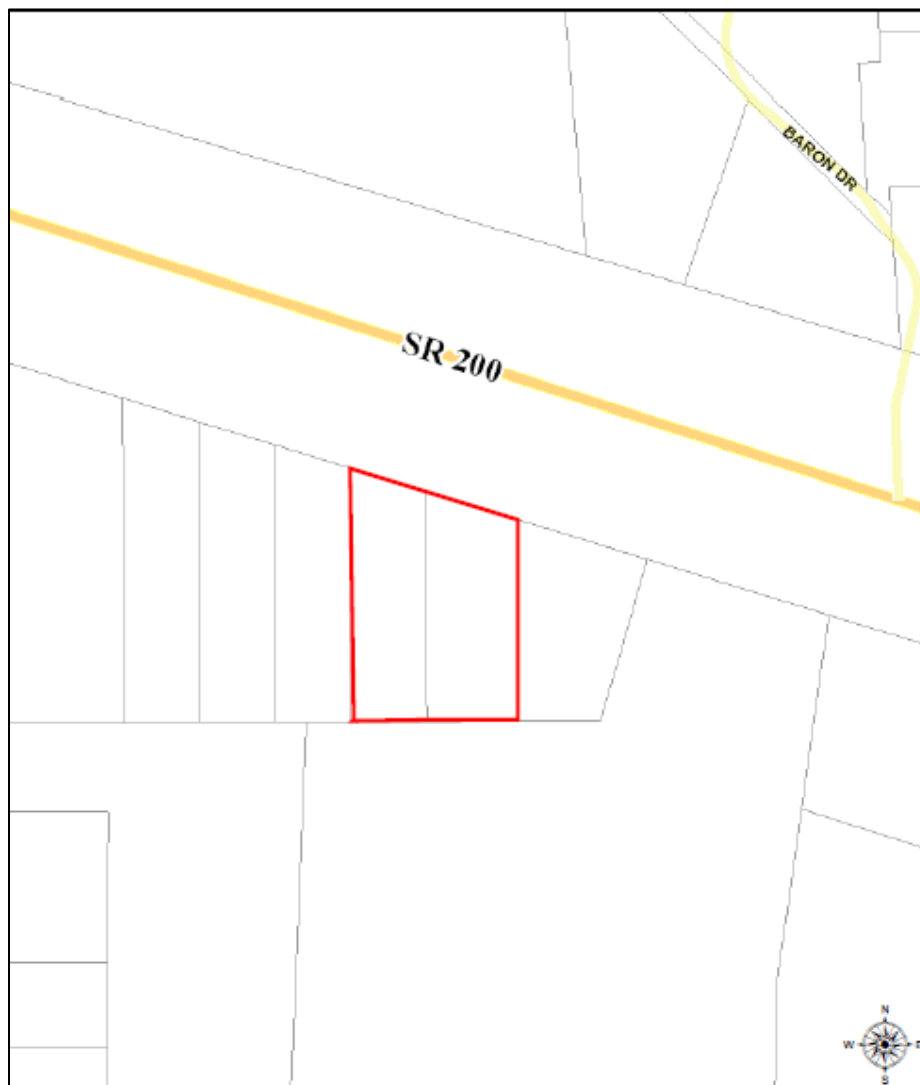
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified to Commercial Neighborhood (CN) 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 Bryan and Allison Corigliano and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #s 24-2N-28-0000-0024-0020 and 24-2N-28-0000-0024-0050



LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF GOVERNMENT LOT 3, IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING KNOWN AS LOT "J", AS RECORDED IN OFFICIAL RECORDS BOOK 59, PAGE 627, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY EXTENSION OF SAID LOT "J", EXTENDING NORTHERLY TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A1A), AS RECORDED IN OFFICIAL RECORDS BOOK 228, PAGE 148, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT "K", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, AFOREMENTIONED; THENCE NORTH 10°39'46" EAST, ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT "K", A DISTANCE OF 13.31 FEET TO A POINT IN THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A1A); THENCE NORTH 72°46'59" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 78.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°23'00" EAST, ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT "J" AND SAID EASTERLY LINE THEREOF, A DISTANCE OF 119.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88°25'22" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LOT, A DISTANCE OF 59.75 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT; THENCE NORTH 01°23'00" WEST, ALONG THE WESTERLY LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LAST SAID LOT "J", A DISTANCE OF 139.52 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AFOREMENTIONED; THENCE SOUTH 72°46'59" EAST, ALONG LAST SAID LINE, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

A PORTION OF GOVERNMENT LOT 3, IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING KNOWN AS LOT "I", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY EXTENSION OF SAID LOT "I", EXTENDING NORTHERLY TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A1A), AS RECORDED IN OFFICIAL RECORDS BOOK 1525, PAGE 868-869, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT "K", AS RECORDED IN OFFICIAL RECORDS BOOK 58, PAGE 292, AFOREMENTIONED; THENCE NORTH 10°39' 46" EAST, ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT "K", A DISTANCE OF 13.31 FEET TO A POINT IN THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A1A); THENCE NORTH 72°46' 59" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°23' 00" EAST, ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT "I" AND SAID EASTERLY LINE THEREOF, A DISTANCE OF 139.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88°25' 22" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LOT, A DISTANCE OF 49.78 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT; THENCE NORTH 01°23' 00" WEST, ALONG THE WESTERLY LINE OF AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LAST SAID LOT "I", A DISTANCE OF 156.44 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, AFOREMENTIONED; THENCE SOUTH 72°46' 59" EAST, ALONG LAST SAID LINE, A DISTANCE OF 52.52 FEET TO THE POINT OF BEGINNING.

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 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

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

MICHAEL S. MULLIN,
County Attorney