

ORDINANCE 2025-_____

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING A PORTION OF APPROXIMATELY 6.59 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF FIRST COAST HIGHWAY, BETWEEN SPRING TIDE LANE AND STEWART AVENUE, FROM RESIDENTIAL SINGLE FAMILY 2 (RS-2) AND COMMERCIAL, GENERAL (CG) TO RESIDENTIAL, GENERAL 1 (RG-1) AND COMMERCIAL, GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, filed September 19, 2024, and deemed complete October 12, 2024, in addition to supporting documents and statements of the applicant(s), which are part of application R24-005, as approved by the Board of County Commissioner, and incorporated by reference into and made part hereof; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163 Florida Statutes and the Nassau County Land Development Code; and

WHEREAS, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

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

SECTION 1. FINDINGS

The rezoning is based on the following Findings of Fact:

a) Norman Showers Trust, MPS Properties LLC, and Leslie Pardue Cubbage are the owners of three parcels comprising approximately 6.59 acres identified as Tax Parcel Nos. 14-2N-28-0000-0006-0010; 14-2N-28-0000-0006-0000, 00-00-30-0460-000B-0010; by virtue of Deeds recorded in O.R. Book 2277, Page 877; O.R. Book 1402, Page 129; and O.R. Book 2001, Page 637 of the Public Records of Nassau County, Florida.

b) Norman Showers Trust, MPS Properties LLC, and Leslie Pardue Cubbage have authorized Janis K. Fleet to file Application R24-005 to rezone the land described herein.

c) The rezoning to Residential, General 1 (RG-1) and Commercial, General (CG) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.

d) The Residential, General 1 (RG-1) and Commercial, General (CG) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designations of High Density Residential (HDR) and Commercial (COM).

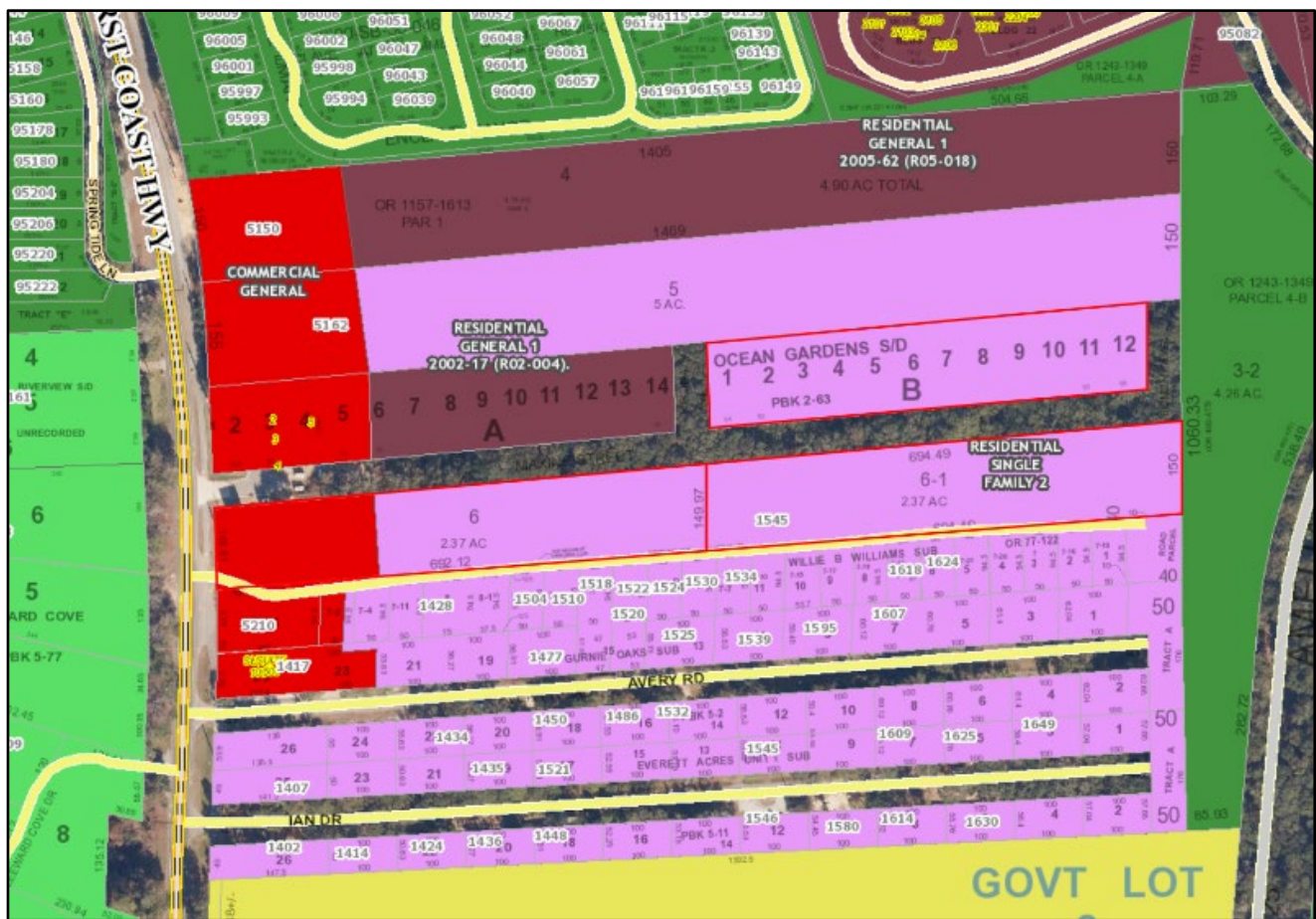
SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Residential, General 1 (RG-1) and Commercial, General (CG) upon the effective date of this Ordinance. The Planning Department is authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION

The real property rezoned and reclassified by this Ordinance is owned by Norman Showers Trust, MPS Properties LLC, and Leslie Pardue Cubbage and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #s 14-2N-28-0000-0006-0010; 14-2N-28-0000-0006-0000, 00-00-30-0460-000B-0010



LEGAL DESCRIPTION

Showers Parcel

All that certain piece or parcel of land, lying and being a portion of Section 14, Township 2 North, Range 28 East, Nassau County, Florida, being those lands described in Official Records Book 50, page 618, public records of Nassau County, Florida, and being more particularly described as follows: Commence at the intersection of the northerly line of said Section 14 and the easterly right-of-way of State Road 105 and A-1-A; thence southerly along the arc of a curve concave to the West, having a radius of 2964.79 feet and a total central angle of $8^{\circ} 38' 29''$, a distance of 447.15 feet to an iron; thence $N84^{\circ} 59' 59'' E$, along the centerline of Maxine Street (having a 50 foot right-of-way) as shown on a plat recorded in Plat Book 2, page 63, public records of Nassau County, Florida, a distance of 694.49 feet to an iron and the Point of Beginning; thence continue $N84^{\circ} 59' 59'' E$, along said centerline, a distance of 694.49 feet to an iron; thence $S0^{\circ} 05' 47'' E$, a distance of .150.00 feet to an iron; thence $S85^{\circ} 01' 41'' W$, along the northerly right-of-way of an existing County Graded Road (having no definite right-of-way), a distance of 694.49 feet to an iron; thence $N0^{\circ} 59' 19'' W$, a distance of 149.47 feet to the Point of Beginning, containing 2.37 acres, more or less.

Subject to an Easement for Ingress and Egress along the northerly 25 feet of said parcel.

Cubbage Property

Lot 1 through 12, Block B, Ocen Gardens Subdivision, according to plat thereof recorded in Plat Book 2, Page 63, less and except that portion of road right of way contained in Deed Book 153, Page 515 of Public Records of Nassau County, Florida.

MPS Property

Being a portion of lands, lying and being a portion of Section 14, Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows:

Commence at the intersection of the northerly line of said Section 14 and the easterly right-of-way of State Road 105 and A-1-A; thence, from a point of curvature concave westerly, having a radius of 2964.79 feet, a central angle of $8^{\circ} 38' 29''$ and being subtended by a chord bearing and distance of $S 7^{\circ} 47' 37'' E$, 446.73 feet; thence, southeasterly along arc of said curve, an arc length of 447.15 feet; thence, departing said right-of-way line of A-1-A, along the centerline of Maxine Street (50' r/w), $N 84^{\circ} 59' 59'' E$, 230.00 feet to the point of beginning; thence, continue $N 84^{\circ} 59' 59'' E$, 464.49 feet to a point on the westerly line of lands described in Official Records Book 2277, Page 877 of said Public Records; thence, $S 00^{\circ} 59' 19'' E$, 149.47 feet; thence, $S 85^{\circ} 01' 41'' W$, 454.00 feet; thence, $N 04^{\circ} 58' 19'' W$, 148.88 feet to the point of beginning.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

ADOPTED THIS ____ DAY OF _____, 2025, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

A.M. "HUPP" HUPPMANN
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:

MITCH L. KEITER
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

DENISE C. MAY