

ORDINANCE 2018 - 04

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 1.23 ACRES OF REAL
PROPERTY LOCATED ON THE EAST SIDE OF US 1
BETWEEN MURRHEE ROAD AND SWEARINGEN ROAD,
FROM COMMERCIAL INTENSIVE (CI) AND OPEN RURAL
(OR) TO OPEN RURAL (OR). PROVIDING FOR FINDINGS;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Patricia Ellen Hall et al are the owners of one parcel comprising 1.23 acre identified as Tax Parcel # 32-4N-24-0000-0004-0000 by virtue of Deed recorded at O.R. 1492 , page 797 of the Public Records of Nassau County, Florida; and

WHEREAS Patricia Ellen Hall et al have authorized John M. Seldomridge to file Application R17-012 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on December 19, 2017 and voted to recommend approval of R17-012 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 Open Rural (OR) zoning complies with the underlying Future Land Use Map (FLUM) designation of Agriculture (AGR); and

WHEREAS, the Board of County Commissioners held a public hearing on January 8, 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 Open Rural (OR) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(A), ED.05.02, FL.03.02, and FL.08.01.

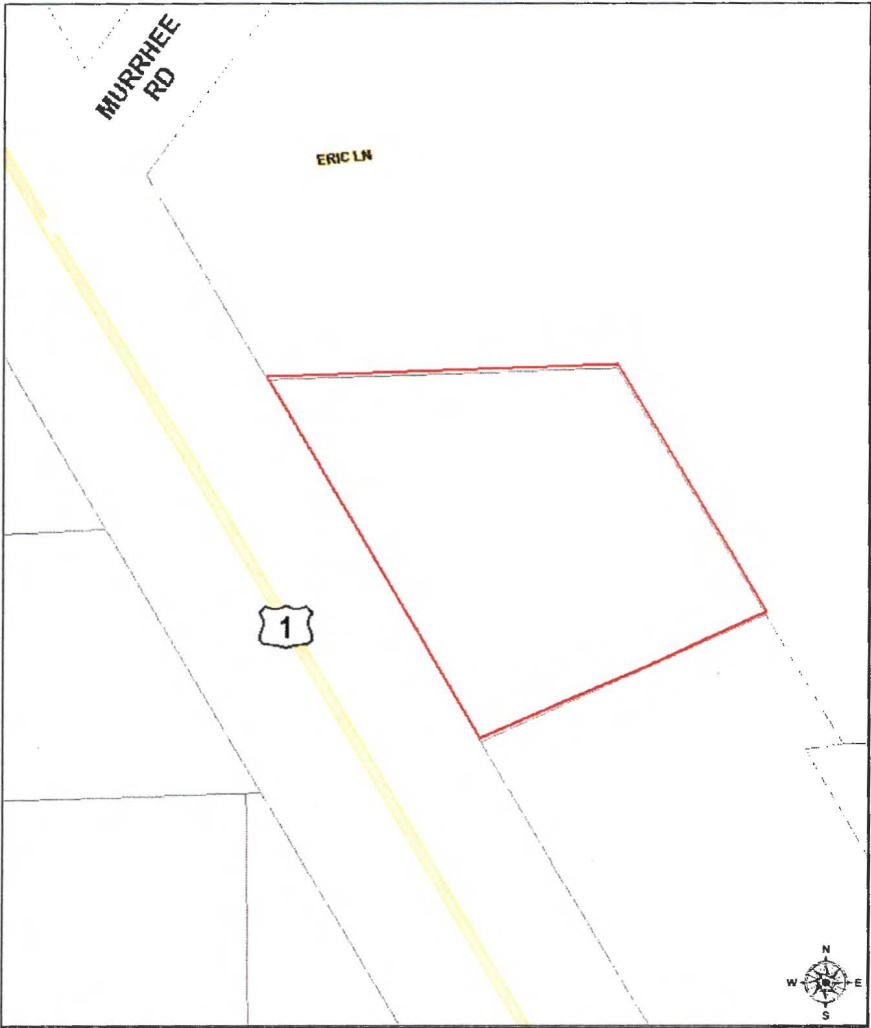
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified to Open Rural (OR) 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 Patricia Ellen Hall et al and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

32-4N-24-0000-0004-0000



LEGAL DESCRIPTION

Starting at the Southwest corner of the Northeast quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section Thirty-Two (32), Township Four (4) North, Range Twenty-Four (24) East and running along the South line of said Northeast quarter of the Southwest Quarter (NE 1/4 of SE 1/4) to where same intersects the East line of the right-of-way of the Dixie Highway, otherwise known as U.S. Highway #1; thence in the Northwesterly direction along the right-of-way line of said highway for a distance of Ten (10) feet, which point is the point of beginning of the land herein conveyed. Thence in a Northwesterly direction along the right-of-way line of said highway for a distance of Two hundred, Ninety-five (295) feet; thence in an Easterly direction and parallel with the South line of the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) for a distance of Two hundred, Fifty (250) feet; thence in a Southeasterly direction and parallel with the Dixie Highway, otherwise known as U.S. Highway #1, for a distance of Two Hundred (200) feet; thence in a Southwesterly direction to the point of beginning of the land herein conveyed.

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 8th DAY OF January, 2018.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



PAT EDWARDS,
Its: Chairman

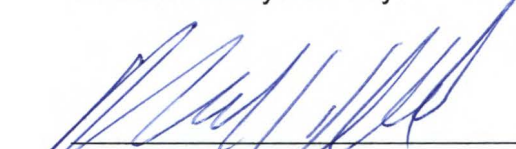
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
01-09-18

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



MICHAEL S. MULLIN,
County Attorney