

**ORDINANCE 2018 - 25**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 1.01 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SR200/A1A, APPROXIMATELY 3 MILES WEST OF I-95, FROM COMMERCIAL GENERAL (CG) TO OPEN RURAL (OR). PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Robert K and Elizabeth S Hogan are the owners of one parcel comprising 1.01 acres identified as Tax Parcel # 05-2N-26-0000-0004-0040 by virtue of Deed recorded at O.R. 1718, page 885 of the Public Records of Nassau County, Florida; and

**WHEREAS** Robert K and Elizabeth S Hogan have authorized Joshua Stafford to file Application R18-009 to rezone the land described herein; 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 August 13, 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), 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 Robert K and Elizabeth S Hogan and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #05-2N-26-0000-0004-0040.



LEGAL DESCRIPTION

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION FIVE (5), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-SIX (26) EAST, NASSAU COUNTY, FLORIDA AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION FIVE (5) AND GO SOUTH EIGHTY-NINE (89) DEGREES, TWENTY-TWO (22) MINUTES WEST, ALONG SOUTH LINE OF SAID SECTION FIVE (5), FOR FIVE HUNDRED THIRTEEN FEET (513.0) TO THE POINT OF BEGINNING; THENCE GO NORTH FOR THREE HUNDRED NINETY AND TWO TENTHS FEET (390.2) TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 200 (A 100 FOOT RIGHT OF WAY); THENCE GO SOUTH SEVENTY-FOUR (74) DEGREES, THIRTY-FIVE MINUTES (35) WEST, ALONG SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 200, FOR ONE HUNDRED TWENTY AND THREE TENTHS FEET (120.3); THENCE GO SOUTH FOR THREE HUNDRED SIXTY-ONE AND EIGHT TENTHS FEET (361.8) TO THE SOUTH LINE OF SAID SECTION FIVE (5); THENCE GO NORTH EIGHTY-NINE (89) DEGREES, TWENTY-TWO (22) MINUTES EAST, ALONG THE SOUTH LINE OF SECTION FIVE (5), FOR ONE HUNDRED SIXTEEN FEET (116.0) TO THE POINT OF BEGINNING.**

**LESS AND EXCEPT THAT PART CONVEYED FOR ADDITIONAL RIGHT OF WAY IN OFFICIAL RECORDS BOOK 1032, PAGE 1231 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

**Parcel Identification Number: 052N2600000040040**

**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2018.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA




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PAT EDWARDS,  
Its: Chairman

ATTEST as to Chairman's Signature:

  
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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
08-14-18

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

  
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MICHAEL S. MULLIN,  
County Attorney