

**ORDINANCE 2018 - 40**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 56.17 ACRES OF REAL  
PROPERTY LOCATED ON THE SOUTH SIDE OF SR200,  
BETWEEN POLICE LODGE ROAD AND BOGGY CREEK,  
FROM PLANNED UNIT DEVELOPMENT (PUD) TO OPEN  
RURAL (OR). PROVIDING FOR FINDINGS; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Clinton R. and Christina D. McLaughlin are the owners of one parcel comprising +/-56.17 acres identified as Tax Parcel # 16-2N-26-0000-0001-0010 by virtue of Deed recorded at O.R.1914, page 1869 of the Public Records of Nassau County, Florida; and

**WHEREAS** Clinton R. and Christina D. McLaughlin have filed Application R18-005 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 18, 2018 and voted to recommend approval of R18-010 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 Medium Density Residential (MDR); and

**WHEREAS**, the Board of County Commissioners held a public hearing on October 22, 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, H) FL.03.02, and FL.08.01.

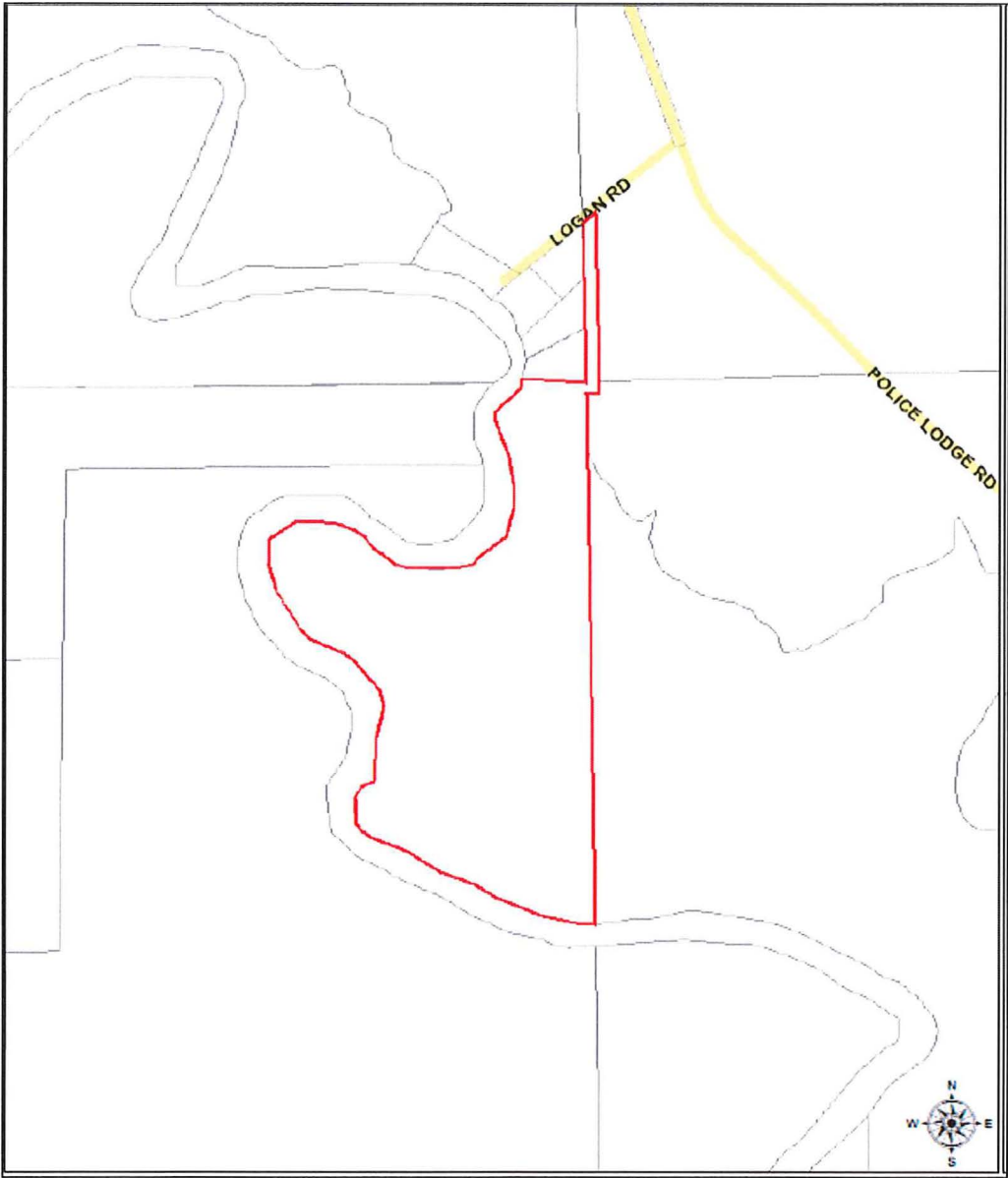
**SECTION 2. PROPERTY REZONED.**

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 by Clinton R. and Christina D. McLaughlin and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 16-2N-26-0000-0001-0010



LEGAL DESCRIPTION

PARCEL A (ANN DEKAY EVANS)

A PORTION OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00°12'35" EAST ALONG THE EASTERLY LINE OF SAID SECTION 16 AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1166, PAGE 1351 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, 2600 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF BOGGY CREEK AND THE SOUTHERLY AND WESTERLY LINE OF SAID LANDS; THENCE WESTERLY AND NORTHERLY ALONG SAID NORTHERLY BANK AND THE MEANDERINGS THEREOF, 5020 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 16 AND THE NORTHERLY LINE OF SAID LANDS; THENCE NORTH 88°54'55" EAST, ALONG SAID NORTHERLY LINES, 290 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 53.2 ACRES, MORE OR LESS.

PARCEL B (ANN DEKAY EVANS)

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01°04'10" WEST, ALONG THE WEST LINE OF SAID SECTION 10 AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 720, PAGE 1953 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, 792.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 51°03'16" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 76.68 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 720, PAGE 1963; THENCE SOUTH 01°01'45" WEST, ALONG SAID EASTERLY LINE, 899.20 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88°42'51" WEST, ALONG SAID SOUTHERLY LINE, 60.80 FEET TO THE WESTERLY LINE OF SAID SECTION 15 AND THE AFORESAID WESTERLY LINE OF SAID LANDS; THENCE NORTH 00°12'35" WEST ALONG SAID WESTERLY LINES, 60.16 FEET TO THE POINT OF BEGINNING.


CONTAINING 1.2 ACRES, MORE OR LESS.

**SECTION 4. EFFECTIVE DATE.**

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

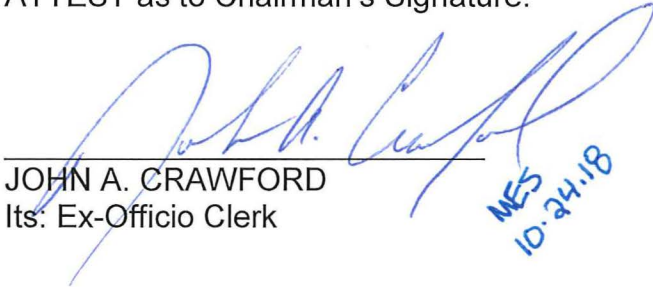
**PASSED AND ADOPTED THIS 22ND DAY OF OCTOBER, 2018.**

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  
10.24.18

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

  
MICHAEL S. MULLIN,  
County Attorney