

ORDINANCE 2018 - 46

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 0.50 ACRE OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SADLER ROAD BETWEEN WILL HARDEE ROAD AND RYAN ROAD, FROM RESIDENTIAL SINGLE FAMILY-2 (RS-2) TO COMMERCIAL GENERAL (CG) PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bruce Palmer LLC is the owner of one parcel comprising 0.50 acre identified as Tax Parcel # # 00-00-30-0600-0002-0221 by virtue of Deed recorded at O.R. 2161, page 1230 of the Public Records of Nassau County, Florida; and

WHEREAS Bruce Palmer LLC has authorized Philip Griffin to file Application R18-017 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 8, 2018 and voted to recommend approval of R18-017 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 CG zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on November 26, 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 General (CG) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular ED.05.02, FL.03.02 and FL.08.05.

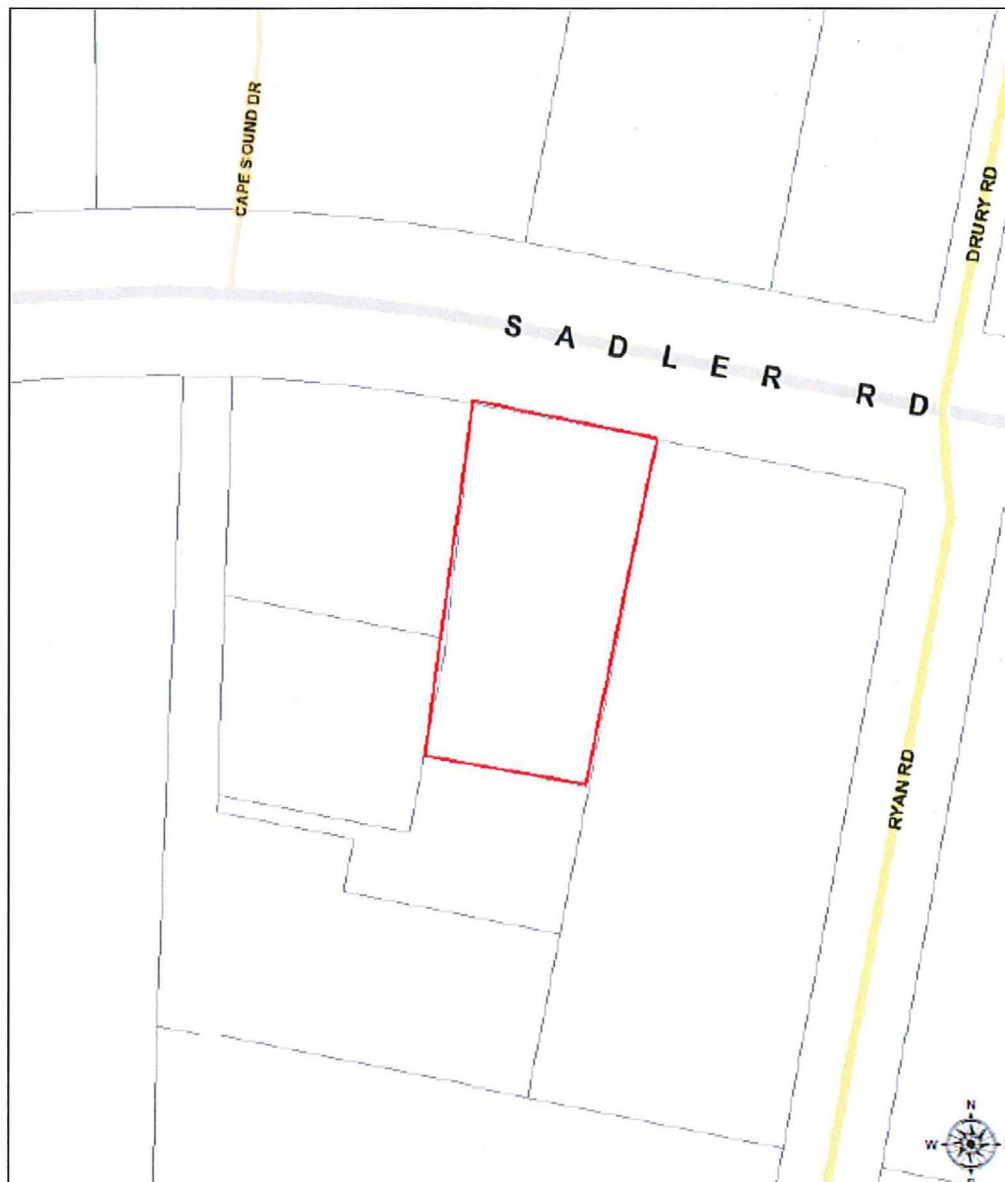
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified to Commercial General (CG) 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 Bruce Palmer LLC, and is identified by the following tax identification number, graphic illustration, and legal description:

00-00-30-0600-0002-0221



LEGAL DESCRIPTION

A PORTION OF LOTS TWENTY-TWO (22) AND TWENTY-THREE (23), BLOCK TWO (2), SADLER ESTATES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT TWENTY-TWO (22) AFOREMENTIONED AND RUN NORTH ELEVEN (11) DEGREES, FORTY-SIX (46) MINUTES EAST ALONG THE EAST LINE OF SAID LOT TWENTY-TWO (22) A DISTANCE OF ONE HUNDRED EIGHTY-NINE AND FIFTEEN HUNDREDTHS (189.15) FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH ELEVEN (11) DEGREES, FORTY-SIX (46) MINUTES EAST ALONG SAID EAST LINE A DISTANCE OF TWO HUNDRED TEN AND EIGHTY-FIVE HUNDREDTHS (210.85) FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SADLER ROAD, ALTERNATE STATE ROAD NO. 200, A-1-A, (A ONE HUNDRED (100.0) FOOT RIGHT OF WAY); RUN THENCE NORTH SEVENTY-EIGHT (78) DEGREES, FOURTEEN (14) MINUTES WEST ALONG SAID RIGHT OF WAY A DISTANCE OF ONE HUNDRED (100.0) FEET TO THE NORTHWEST CORNER OF SAID LOT TWENTY-TWO (22); RUN THENCE NORTH EIGHTY (80) DEGREES, FORTY-FIVE (45) MINUTES WEST CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF ELEVEN AND EIGHTY-ONE HUNDREDTHS (11.81) FEET; RUN THENCE SOUTH SEVEN (07) DEGREES, SEVENTEEN (17) MINUTES WEST A DISTANCE OF ONE HUNDRED FIFTY AND NINETY-FOUR HUNDREDTHS (150.94) FEET TO THE DIVISION LINE OF LOT TWENTY-TWO AND LOT TWENTY-THREE AFORESAID; RUN THENCE SOUTH ELEVEN (11) DEGREES, FORTY-SIX (46) MINUTES WEST ALONG SAID DIVISION LINE A DISTANCE OF SIXTY AND FORTY-SIX HUNDREDTHS (60.46) FEET; RUN THENCE SOUTH SEVENTY-EIGHT (78) DEGREES, THIRTY-FIVE (35) MINUTES EAST A DISTANCE OF ONE HUNDRED (100.0) 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 26TH DAY OF NOVEMBER, 2018.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



PAT EDWARDS,
Its: Chairman

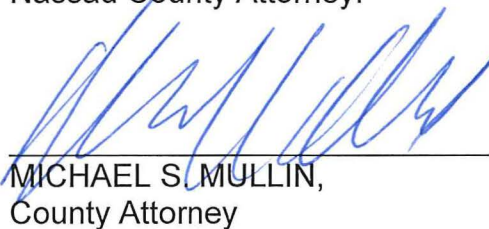
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
11-27-18

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



MICHAEL S. MULLIN,
County Attorney