

ORDINANCE 2019 - 12

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 0.34 ACRE OF REAL
PROPERTY LOCATED ON THE EAST SIDE OF GREGG
STREET BETWEEN LEWIS STREET AND JULIA STREET,
FROM COMMERCIAL GENERAL-AMERICAN BEACH (CG-
AB) TO RESIDENTIAL SINGLE FAMILY-2 AMERICAN
BEACH (RS-2AB); PROVIDING FOR FINDINGS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Ruthene Hughes Bernard is the owner of two parcels comprising 0.34 acre identified as Tax Parcel #s 00-00-30-010A-0002-0150 and 00-00-30-010A-0002-0160 by virtue of Deed recorded at O.R. 1802, page 243 and O.R. 1816, page 1049 of the Public Records of Nassau County, Florida; and

WHEREAS Ruthene Hughes Bernard has authorized Cotner & Associates, Inc. to file Application R19-001 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on April 2, 2019 and voted to recommend approval of R19-001 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 Residential Single Family-2 American Beach (RS-2AB) zoning complies with the underlying Future Land Use Map (FLUM) designation of High Density Residential (HDR); and

WHEREAS, the Board of County Commissioners held a public hearing on April 8, 2019; 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 Residential Single Family-2 American Beach (RS-2AB) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified to Residential Single Family-2 American Beach (RS-2AB) 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 Ruthene Hughes Bernard, and is identified by the following tax identification number, graphic illustration, and legal description:

Parcel #s 00-30-010A-0002-0150 and 00-00-30-010A-0002-0160



LEGAL DESCRIPTION

LOT 15 & 16, AMERICAN BEACH, AS RECORDED IN PLAT BOOK 2 PAGE 41 OF
THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

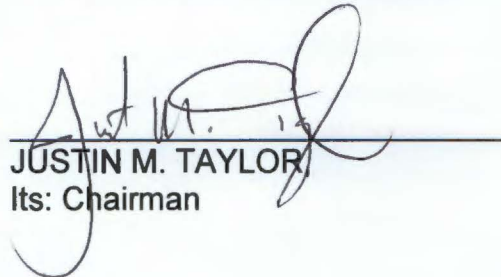
SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 8th DAY OF April, 2019.

BOARD OF COUNTY COMMISSIONERS

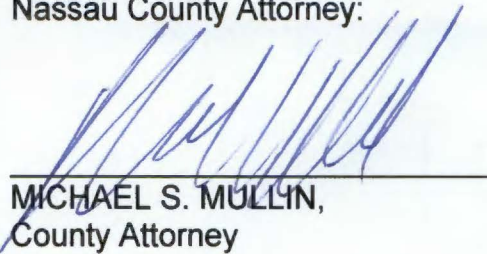
NASSAU COUNTY, FLORIDA


JUSTIN M. TAYLOR
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk
MES
04-23-19

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


MICHAEL S. MULLIN,
County Attorney