

ORDINANCE 2020 - 04

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 2.84 ACRES OF REAL
PROPERTY LOCATED ON THE EAST SIDE OF US HWY
17, BETWEEN HAMILTON STREET AND KOEN LANE,
FROM OPEN RURAL (OR) AND COMMERCIAL
GENERAL (CG) TO COMMERCIAL GENERAL (CG);
PROVIDING FOR FINDINGS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Halls Salvage LLC is the owner of one parcel comprising 2.84 acres identified as Tax Parcel No. 50-3N-27-4720-0084-0010 by virtue of Deed recorded at O.R. 1834, page 1286 of the Public Records of Nassau County, Florida; and

WHEREAS Halls Salvage LLC has authorized Philip Griffin to file to file Application R19-004 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on December 17, 2019 and voted to recommend approval of R19-004 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 Commercial General (CG) zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial (COM); and

WHEREAS, the Board of County Commissioners held a public hearing on January 13, 2020; 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.

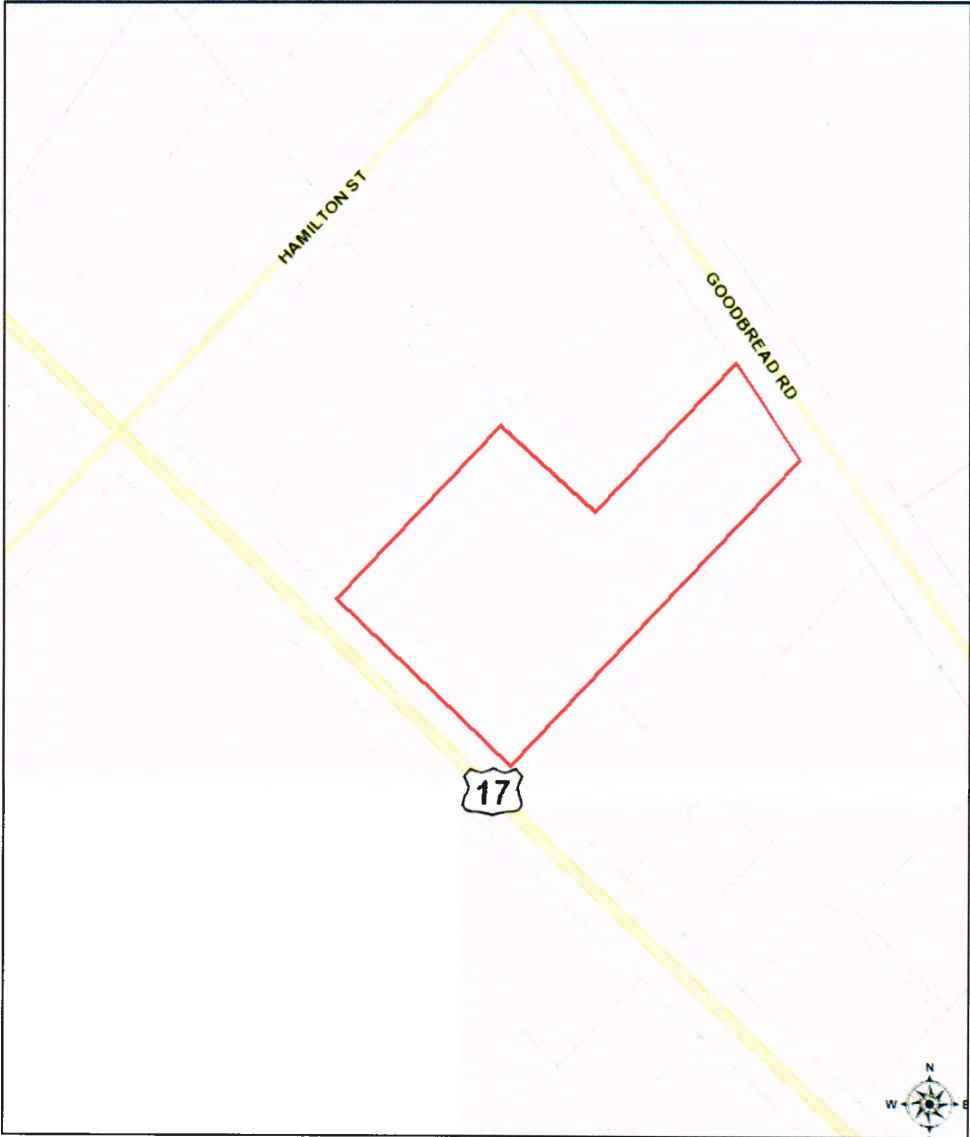
SECTION 2. PROPERTY REZONED.

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 , Halls Salvage LLC, and is identified by the following tax identification number, graphic illustration, and legal description:

Parcel # 50-3N-27-4720-0084-0010



LEGAL DESCRIPTION

The northerly one-half of Lot 84, All of Lot 85 and the northwesterly one-half of Lot 90, North Yulee, according to plat thereof recorded in Plat Book 2, Page 26 of the Public Records of Nassau County, Florida.

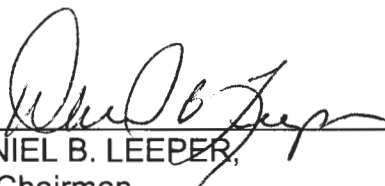
SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 13th DAY OF January, 2020.

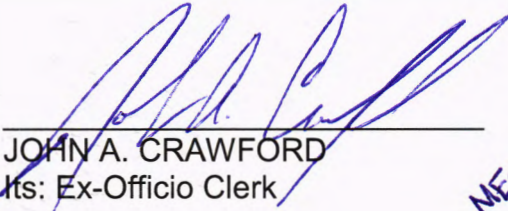
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,
Its: Chairman

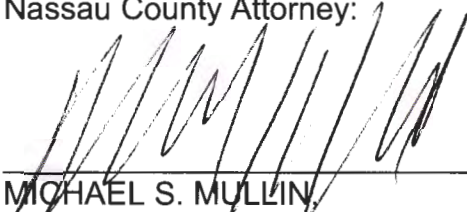
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
01-14-2020

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



MICHAEL S. MULLIN,
County Attorney