

ORDINANCE 2022 -016

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 112.13 ACRES OF REAL PROPERTY LOCATED SOUTH OF WILLIAM BURGESS BOULEVARD, FROM OPEN RURAL (OR) TO TRANSECT DISTRICTS DEFINED IN THE WILLIAM BURGESS DISTRICT CONTEXT AND CONNECTIVITY BLUEPRINT AS T-3.5 URBAN TRANSITIONAL ZONE, T-3 SUBURBAN ZONE, T-2.5 RURAL TRANSITIONAL ZONE, AND T-1 CONSERVATION ZONE; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, DCOUSINS, LLC and DJG, Inc. is the owner of three parcels comprising approximately 112.13 acres identified as Tax Parcel Nos. 20-2N-27-0000-0002-0000, 17-2N-27-0000-0003-0000 and 18-2N-27-0000-0001-0010 by virtue of Deed recorded at O.R. 1828, page 47 of the Public Records of Nassau County, Florida; and

WHEREAS, DCOUSINS, LLC and DJG, Inc. has authorized Gregory Matovina, Matovina & Company to file Application R21-007 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on March 15, 2022 and voted to recommend approval of R21-007 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 Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-3.5 Urban Transitional Zone, T-3 Suburban Zone, T-2.5 Rural Transitional Zone, and T-1 Conservation Zone comply with the underlying Future Land Use Map (FLUM) designation of T-3.5 Urban Transitional Zone, T-3 Suburban Zone, T-2.5 Rural Transitional Zone, and T-1 Conservation Zone; and

WHEREAS, the Board of County Commissioners held a public hearing on June 13, 2022; 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 Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-3.5 Urban Transitional Zone, T-3 Suburban Zone, T-2.5 Rural Transitional Zone, and T-1 Conservation Zone 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 and shown on Exhibit A is rezoned and reclassified as Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-3.5 Urban Transitional Zone, T-3 Suburban Zone, T-2.5 Rural Transitional Zone, and T-1 Conservation Zone upon the effective date of the ordinance. The Planning 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 DCOUSINS, LLC and DJG, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 20-2N-27-0000-0002-0000, 17-2N-27-0000-0003-0000 and
18-2N-27-0000-0001-0010


SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 13TH DAY OF JUNE, 2022.

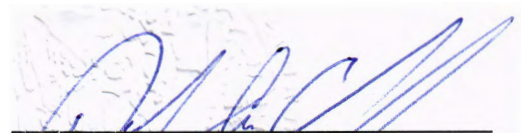
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA




~~AARON C. BELL~~, Jeff Gray
Its: Chairman Vice Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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



DENISE MAY
County Attorney

EXHIBIT A

