

ORDINANCE 2022 - 005

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 1.41 ACRES 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, Intact Construction Management Group, LLC is the owner of one parcel comprising 1.41 acres identified as Tax Parcel No. 00-00-30-0600-0002-0200 by virtue of Deed recorded at O.R. 2489, page 795 of the Public Records of Nassau County, Florida; and

WHEREAS, Intact Construction Management Group, LLC has filed Application R21-011 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on January 18, 2022 and voted to recommend approval of R21-011 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 February 28, 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 Commercial General (CG) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

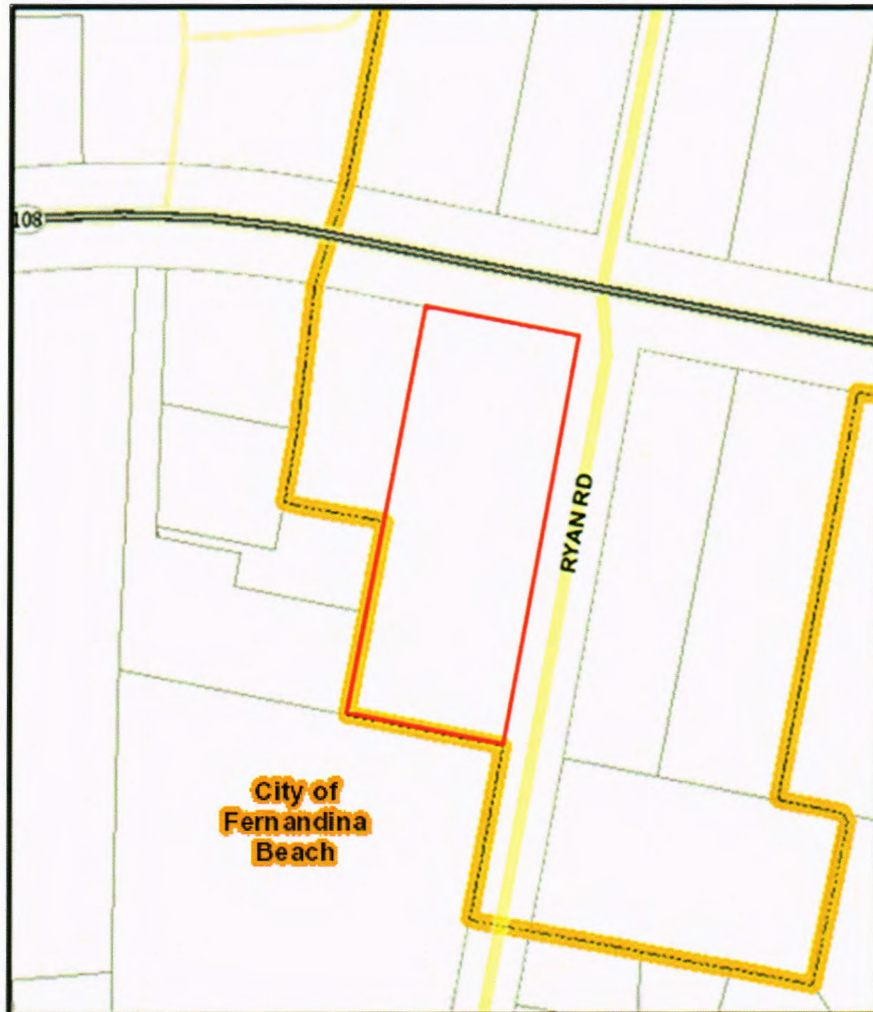
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified as Commercial General (CG) 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 Intact Construction Management Group, LLC and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 00-00-30-0600-0002-0200



LEGAL DESCRIPTION

Lots 20 and 21, Block 2, of Sadler Estates, in Section 29, Township 3 North, Range 29 East, according to Plat recorded in Plat Book 2, Page 68, in the office of the Clerk of the Circuit Court for Nassau County, Florida, more particularly described as:

Commencing for a location point at a point in the new or present South boundary line of the Sadler Road and the Western boundary line of properly heretofore conveyed to William J. Deegan and Barbara E. Deegan, his wife, E. P. Davis, Trustee, on the South side of the Sadler Road; running thence Westerly along the South line boundary of the Sadler Road 280.9 feet to the point of beginning of the property hereby conveyed; Running thence Westerly along the South boundary line of the Sadler Road, a distance of 150 feet to a point; Running thence South 10 degrees, 35 minutes West, a distance of 400 feet to a point; running thence Easterly in a line parallel with the southern boundary line of the Sadler Road, 150 feet to a point; Running thence Northerly a distance of 400 feet to the Point of Beginning.

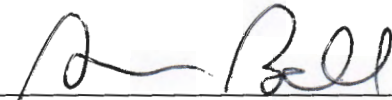
SECTION 4. EFFECTIVE DATE.

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

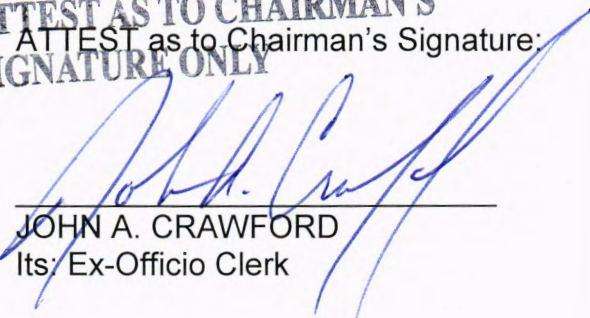
PASSED AND ADOPTED THIS 28TH DAY OF FEBRUARY, 2022.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

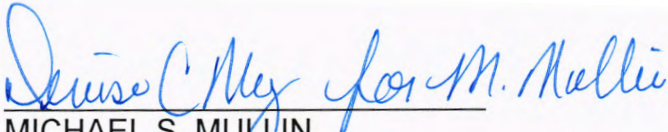


AARON C. BELL,
Its: Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE ONLY
ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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



MICHAEL S. MULLIN,
County Attorney



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 8, 2022

Honorable John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Attention: Heather Nazworth

Dear Mr. Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2022-005, which was filed in this office on March 8, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb