

ORDINANCE 2022 - 07

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 0.7 ACRE OF REAL
PROPERTY LOCATED ON THE NORTH SIDE OF SADLER
ROAD BETWEEN DRURY ROAD AND AMELIA OAKS
DRIVE, FROM RESIDENTIAL SINGLE FAMILY 2 (RS-2) TO
COMMERCIAL GENERAL (CG); PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, The Estate of Phillip E. Fulford, Sr. is the owner of one parcel comprising 0.7 acre identified as Tax Parcel No. 00-00-30-0600-0001-0192 by virtue of Deed recorded at O.R. 577, page 206 of the Public Records of Nassau County, Florida; and

WHEREAS The Estate of Phillip E. Fulford, Sr. has authorized Poole & Poole, P.A. to file Application R21-012 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on February 15, 2022 and voted to recommend approval of R21-012 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 March 14, 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, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 00-00-30-0600-0001-0192



LEGAL DESCRIPTION

THE WEST SEVENTY-FIVE (75.0) FEET OF LOT NINETEEN (19), BLOCK ONE (1), SADLER ESTATES SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING THE WEST SEVENTY-FIVE (75.0) FEET OF THOSE LANDS AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 346, PAGE 78, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AS RE~RECORDED IN OFFICIAL RECORDS BOOK 362, PAGE 732, OF THE AFORESAID PUBLIC RECORDS.

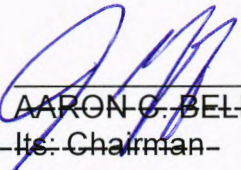
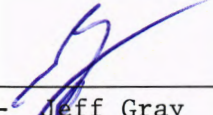
SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 14TH DAY OF MARCH, 2022.

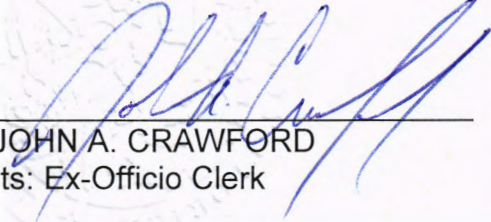
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

~~AARON G. 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:



MICHAEL S. MULLIN,
 County Attorney