

ORDINANCE 2023-031

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.01 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF PAPA TOM LANE, BETWEEN MCKENDREE DRIVE AND LEE DRIVE, FROM RESIDENTIAL MIXED (RM) TO OPEN RURAL (OR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated April 14, 2023, in addition to supporting documents and statements of the applicant(s), which are part of application R23-001, as approved by the Board of County Commissioner, and incorporated by reference into and made part hereof; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163 Florida Statutes and the Nassau County Land Development Code.

WHEREAS, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS

The rezoning is based on the following Findings of Fact:

- a) Joseph Wade Mckendree, Nancy Ann Sale, and Mary Catherine Bellamy are the owners of one parcel comprising approximately 2.01 acres identified as Tax Parcel No. 04-1N-25-2760-0008-0030 by virtue of Deed recorded in O.R. book 1932, page 64 of the Public Records of Nassau County, Florida.
- b) Joseph Wade Mckendree, Nancy Ann Sale, and Mary Catherine Bellamy have authorized Ann Julain Mckendree to file Application R23-001 to rezone the land described herein.
- c) The rezoning to Open Rural (OR) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Open Rural (OR) zoning complies with the proposed underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Low Density Residential (LDR).

SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Open Rural (OR) 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 Joseph Wade Mckendree, Nancy Ann Sale, and Mary Catherine Bellamy and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 04-1N-25-2760-0008-0030



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF NASSAU, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

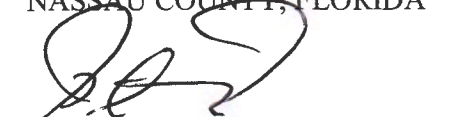
LOT 9 & THE N'LY 20FT OF W'LY 208FT OF LOT 8 EAST GRAY GABLES PLAT BOOK 2, PAGE 50 NASSAU COUNTY FLORIDA, BEING MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHEASTERLY CORNER OF LOT 9, EAST GRAY GABLES PLAT BOOK 2, Page 50 NASSAU COUNTY FLORIDA, THENCE, SOUTH 58 DEGREES 36 MINUTES 07 SECONDS WEST, 207.95 FEET: THENCE, SOUTH 29 DEGREES 56 MINUTES 56 SECONDS EAST, 420.02 FEET: THENCE NORTH 58 DEGREES 38 MINUTES 17 SECONDS EAST, 209.42 FEET: THENCE NORTH 30 DEGREES 09 MINUTES 00 SECONDS WEST, 420.11 FEET TO THE POINT OF BEGINNING. CONTAINING 2.011 AC ±

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

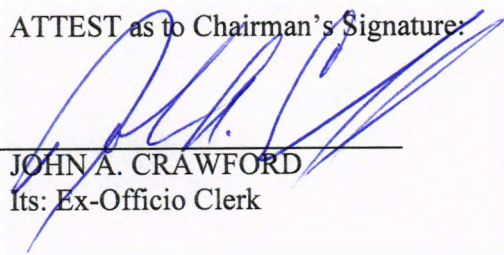
ADOPTED THIS 14th DAY OF August, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



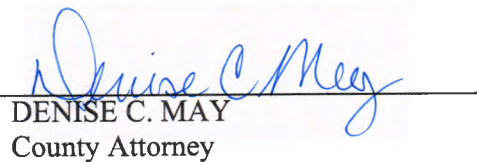
KLYNT A. FARMER
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:



DENISE C. MAY
County Attorney



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 18, 2023

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

Attention: Heather Nazworth

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2023-031, which was filed in this office on August 18, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

Heather Nazworth

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Monday, August 21, 2023 9:03 AM
To: Heather Nazworth
Subject: *EXTERNAL*: RE: Nassau County, FL Code of Ordinances - 2023(11325) OrdBank

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have received your files.

Thank you and have a nice day.

Ords Administrator
Municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to Municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

SVj (she/her/hers)

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Powering and Empowering Local Governments

From: Heather Nazworth <hnazworth@nassauclerk.com>
Sent: Friday, August 18, 2023 12:18 PM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Nassau County Ordinances

Gentlemen:

Enclosed please find a certified copy of Ordinance No. 2023-023,28,29,30,31, and 32 adopted by the Nassau County Board of County Commissioners in Regular Session on August 14, 2023. **Also, please provide a confirmation email.**

Please include these ordinances in the supplement. Thank you for your assistance in this matter.

On behalf of John A. Crawford, Ex-Officio Clerk

Heather Nazworth
Chief Deputy Clerk Services/BOCC/VAB
Nassau County Clerk of the Circuit Court/Comptroller
76347 Veterans Way, Ste. 456
Yulee, FL 32097

Direct (904)548-4666
Toll Free (800) 958-3496
Fax (904) 548-4508
Email: hnazworth@nassauclerk.com
Website: www.nassauclerk.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.