

ORDINANCE 2023-033

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 54.06 ACRES OF REAL PROPERTY LOCATED SOUTH OF CRAWFORD ROAD, WEST OF US 301, AT THE CSX/NORFOLK SOUTHERN RR INTERSECTION FROM OPEN RURAL (OR) TO INDUSTRIAL, HEAVY (IH); 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 March 27, 2023, in addition to supporting documents and statements of the applicant(s), which are part of application R23-004, 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) Quantum Rail Services, Inc. are the owners of one parcel comprising approximately 54.06 acres identified as Tax Parcel No. 14-1N-24-2180-0071-0010, 14-1N-24-2180-0479-0010, 15-1N-24-2180-1206-0000 by virtue of Deed recorded in O.R. book 861, page 1401 of the Public Records of Nassau County, Florida; and
- b) Quantum Rail Services, Inc. have authorized Tara Thousand to file Application R23-004 to rezone the land described herein; and
- c) The rezoning to Industrial, Heavy (IH) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Industrial, Heavy (IH) zoning complies with the proposed underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Industrial (IND).

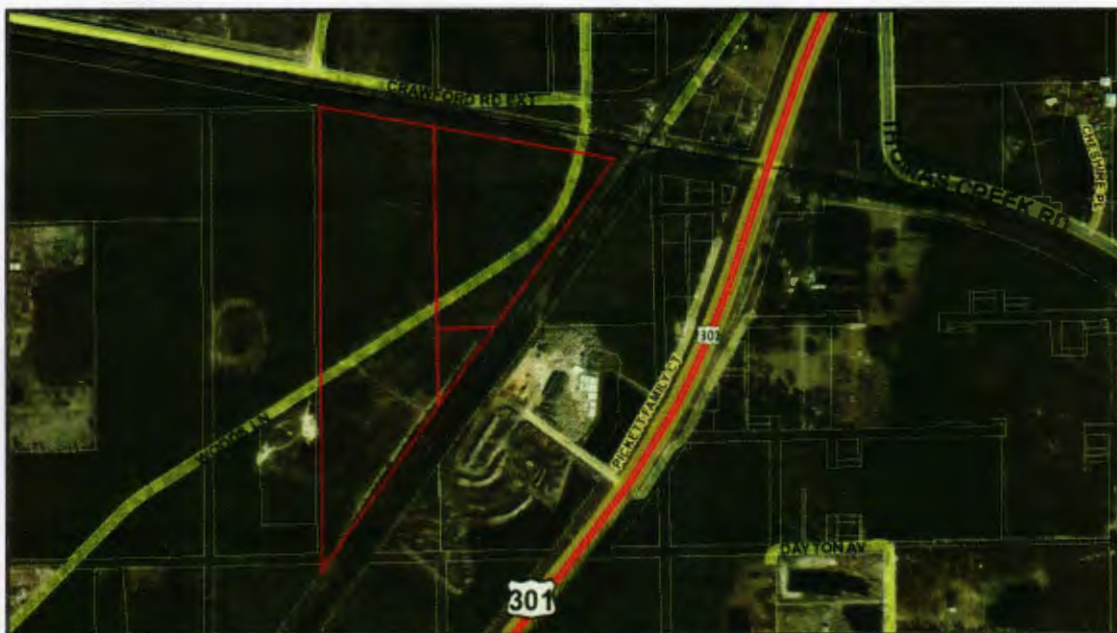
SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Industrial, Heavy (IH) 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 Quantum Rail Services, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 14-1N-24-2180-0071-0010, 14-1N-24-2180-0479-0010, 15-1N-24-2180-1206-0000



LEGAL DESCRIPTION

PARCEL #1
PT LOTS 71,72,73 & 74 IN OR 861/1401 BEING PARAGRAPH 3
Town of Crawford S/D IN

PARCEL #2
PT OF LOT 479 IN OR 861/1401 BEING PARAGRAPH 1
Town of Crawford

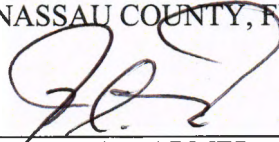
PARCEL #3
LOT 1206 & PT OF LOTS 1205, 1221,1222, 1237 &
Undeveloped R/Ws IN OR 861/1401 BEING

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.

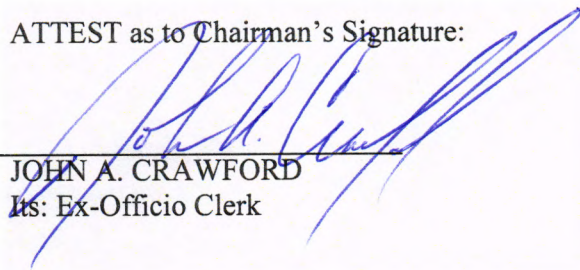
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



KLYNT A. FARMER

Its: Chairman

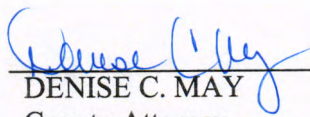
ATTEST as to Chairman's Signature:



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 21, 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. 2023-033, 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 9:04 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)

Production Support Specialist Supplement Department • **CivicPlus**
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Powering and Empowering Local Governments

From: Heather Nazworth <hnazworth@nassauclerk.com>
Sent: Friday, August 18, 2023 12:49 PM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Nassau County Ordinances

Gentlemen:

Enclosed please find a certified copy of Ordinance No. 2023-33 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

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