

**ORDINANCE 2018 - 29**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY .30 ACRE OF REAL  
PROPERTY LOCATED ON THE WEST SIDE OF AMELIA  
ROAD BETWEEN NOTTINGHAM DRIVE AND ROBIN  
HOOD DRIVE, FROM COMMERCIAL GENERAL (CG) TO  
RESIDENTIAL SINGLE FAMILY-2 (RS-2). PROVIDING  
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Janan Lynn Rowland is the owner of two parcels comprising 0.30 acre identified as Tax Parcel #s 00-00-30-0380-0042-0000 and 00-00-30-0380-0041-0000 by virtue of Deed recorded at O.R. 784, page 684 of the Public Records of Nassau County, Florida; and

**WHEREAS** Janan Lynn Rowland has filed Application R18-010 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 4, 2018 and voted to recommend approval of R18-010 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 Residential Single Family-2 (RS-2) zoning complies with the underlying Future Land Use Map (FLUM) designation of Medium Density Residential (MDR); and

**WHEREAS**, the Board of County Commissioners held a public hearing on September 24, 2018; 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 Residential Single Family-2 (RS-2) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(B), FL.03.02, and FL.08.01.

**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified to Residential Single Family-2 (RS-2) upon the effective date of the ordinance, the Planning and Economic Opportunity 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 Janan Lynn Rowland and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel #s 00-00-30-0380-0042-0000 and 00-00-30-0380-0041-0000



LEGAL DESCRIPTION

LOT 41 AND 42 OF MARLIN PARK SUBDIVISION, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 3 PAGE 14 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.


**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS 24<sup>TH</sup> DAY OF SEPTEMBER, 2018.**

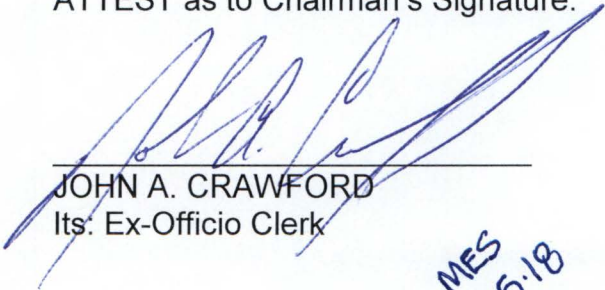
**BOARD OF COUNTY COMMISSIONERS**

**NASSAU COUNTY, FLORIDA**



PAT EDWARDS,  
Its: Chairman

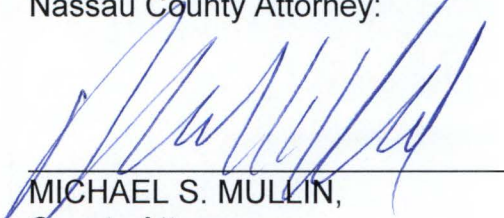
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
09.25.18

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



MICHAEL S. MULLIN,  
County Attorney