

**ORDINANCE 2020 - 11**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 2.0 ACRES OF REAL  
PROPERTY LOCATED ON THE WEST SIDE OF US HWY  
1, BETWEEN RATLIFF ROAD AND NASSAU-DUVAL  
COUNTY LINE, FROM OPEN RURAL (OR) TO  
COMMERCIAL GENERAL (CG); PROVIDING FOR  
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Orlando J. Avila is the owner of one parcel comprising 2.0 acres identified as Tax Parcel No. 37-1N-25-0000-0018-0000 by virtue of Deed recorded at O.R. 2285, page 1415 of the Public Records of Nassau County, Florida; and

**WHEREAS** Orlando J. Avila has filed Application R20-001 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on February 4, 2020 and voted to recommend approval of R20-001 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 10, 2020; 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.

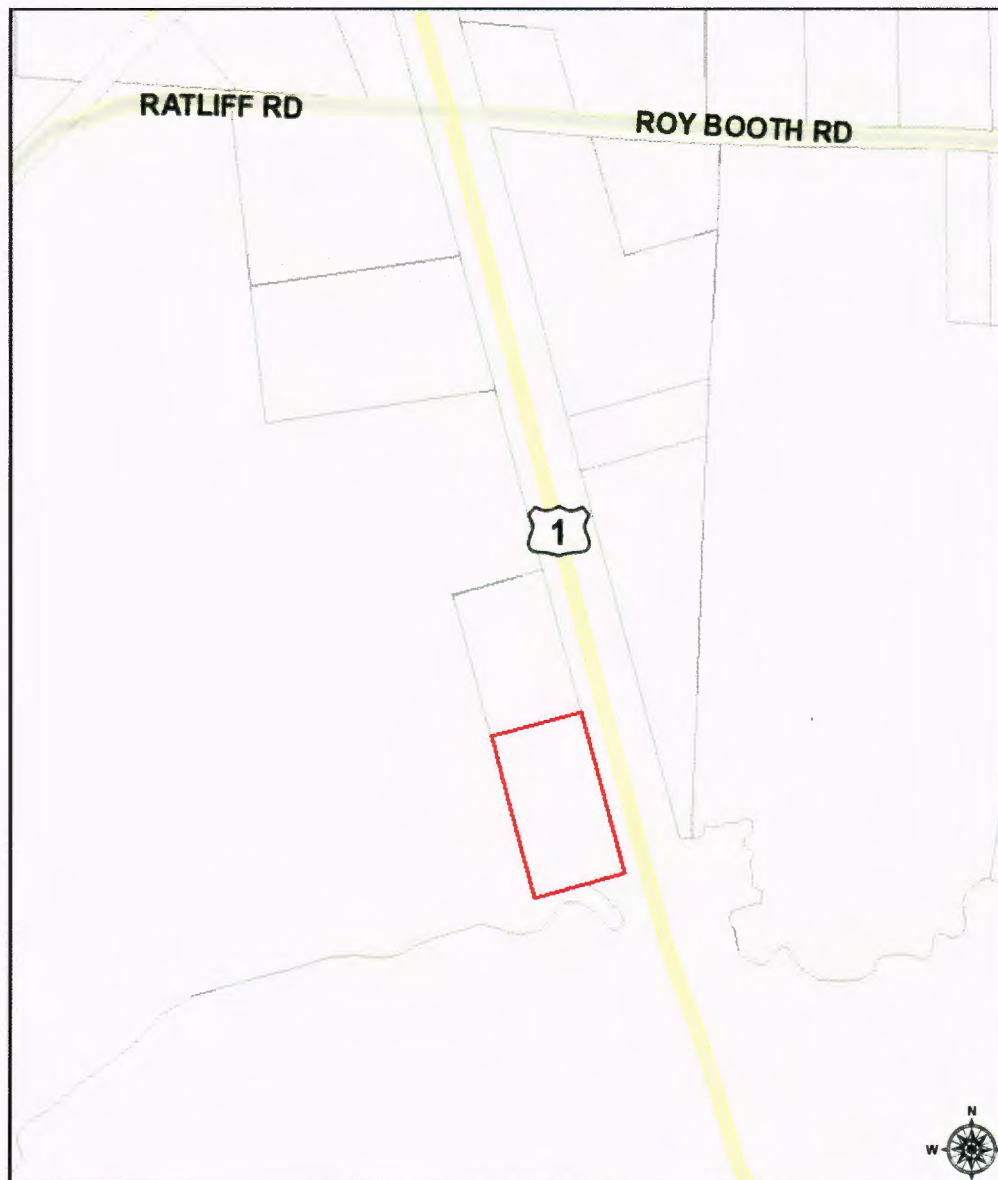
**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified to Commercial General (CG) 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, Halls Salvage LLC, and is identified by the following tax identification number, graphic illustration, and legal description:

Parcel # 37-1N-25-0000-0018-0000



### LEGAL DESCRIPTION

A portion of Section 37, Township 1 North, Range 25 East, Nassau County, Florida, and being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the North bank of Thomas Creek and the Westerly Right of Way line of US. Highway 1 and run thence North 13 degrees 39 minutes 5 seconds West along said westerly right of way for a distance of 399 feet to point, with said point being a common corner with the aforesaid right of way and the southeasterly corner of lands described at OR Book 477, page 61, public records of Nassau County, Florida; run thence S76 degrees 20 minutes 55 seconds West along the common boundary with the said described lands for a distance of 266 feet to a point, said point being the southwesterly corner of the aforesaid lands; run thence S13 degrees, 39 minutes, 5 seconds East, and parallel to the aforesaid Right of Way, for a distance of 399 feet to a point; run thence North 76 degrees 20 minutes 55 seconds East for a distance of 266 feet and the Point of Beginning. This is the southerly 399 feet of lands described in

Deed recorded at OR Book 82, page 523, public records aforesaid.

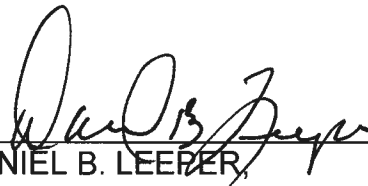
Bearing tax parcel identification number: 37-1 N-25-0000-0018-0000.

**SECTION 4. EFFECTIVE DATE.**

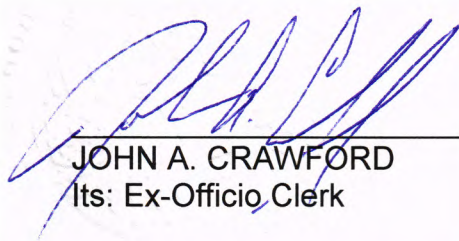
This Ordinance shall be effective upon filing with the Secretary of State.

**PASSED AND ADOPTED THIS** 10th **DAY OF** February, 2020.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

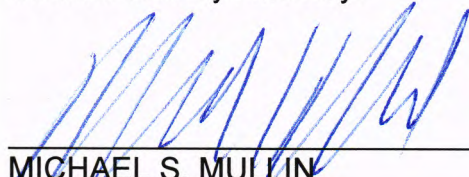
  
\_\_\_\_\_  
DANIEL B. LEEPER,  
Its: Chairman

ATTEST as to Chairman's Signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
02-13-20

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

  
\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney