

ORDINANCE 2017 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 3.22 ACRE OF REAL
PROPERTY LOCATED ON THE SOUTH SIDE OF SADLER
ROAD BETWEEN RYAN ROAD AND FIRST AVENUE,
FROM RESIDENTIAL SINGLE FAMILY-2 (RS-2) TO
COMMERCIAL GENERAL (CG) PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, John Wesley Douglass, II and Barry Land, LLC are the owners of two parcels comprising 3.22 acres identified as Tax Parcel #s 29-3N-28-0000-0007-0000 and 29-3N-28-0000-0008-0000 by virtue of Deeds recorded at O.R. 107, page 503 and O.R. 901, page 1032, respectively, of the Public Records of Nassau County, Florida; and

WHEREAS John Wesley Douglass, II and Barry Land, LLC have authorized McCranie and Associates, Inc. to file Application R17-002 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on March 7, 2017 and voted to recommend approval of R17-002 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 CG zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on March 27, 2017; 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, in particular ED.05.02, FL.02.03 and FL.08.05.

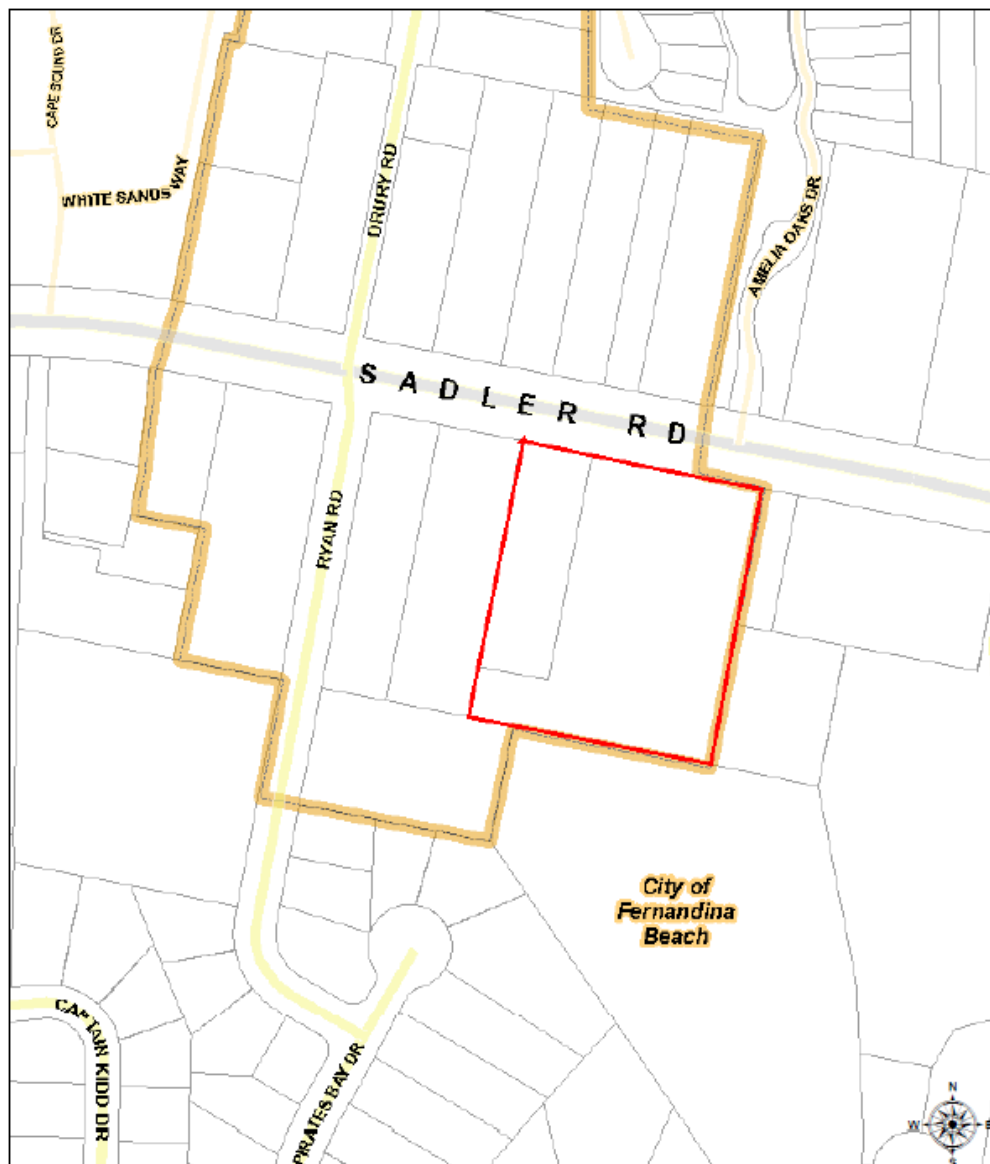
SECTION 2. PROPERTY REZONED.

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 John Wesley Douglass, II and Barry Land, LLC, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

#s 29-3N-28-0000-0007-0000 and 29-3N-28-0000-0008-0000



LEGAL DESCRIPTION

LOT 16, AND THE WEST ONE-HALF OF LOT 15, BLOCK 2, SADLER ESTATES AS RECORDED IN PLAT BOOK 2, PAGE 68 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH THE LANDS DESCRIBED AS "TRACT 7" IN OFFICIAL RECORDS BOOK 901, PAGE 1032 AND TOGETHER WITH THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 107, PAGE 503, ALL 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 _____ DAY OF _____, 2017.

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

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

MICHAEL S. MULLIN,
County Attorney