

ORDINANCE 2019 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 1.53 ACRES OF REAL
PROPERTY LOCATED ON THE SOUTH SIDE OF SR
200/A1A BETWEEN GRESSMAN ROAD AND SIDNEY
THOMAS LANE, FROM COMMERCIAL GENERAL (CG) TO
COMMERCIAL INTENSIVE (CI); PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Ephriam and Brenda Hickox are the owners of one parcel comprising 1.53 acres identified as Tax Parcel #s 42-2N-25-0000-0017-0040 by virtue of Deed recorded at O.R. 2023, page 1445 of the Public Records of Nassau County, Florida; and

WHEREAS Ephriam and Brenda Hickox has authorized Philip Griffin to file Application R19-003 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 5, 2019 and voted to recommend approval of R19-003 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 Intensive (CI) 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 November 18, 2019; 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 Intensive (CI) 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 Intensive (CI) 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 Ephriam and Brenda Hickox, and is identified by the following tax identification number, graphic illustration, and legal description:

Parcel # 42-2N-25-0000-0017-0040



LEGAL DESCRIPTION

Part of Section 42, Township 2 North, Range 25 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 42, run thence North 88 degrees, 12 minutes, 20 seconds West along the south line of Section 42, a distance of 2134.86 feet to the point of beginning; thence continue along the same bearing 700.14 feet, more or less, to the intersection of said line and the Southerly right-of-way line of State Road A-1-A; thence North 68 degrees, 12 minutes, 20 seconds East along the Southerly right-of-way line of State Road A-1-A 648.82 feet; thence South 21 degrees, 47 minutes, 40 seconds East 249.79 feet to the point of beginning.

LESS AND EXCEPT any part of caption described in Official Records Book 1321, page 526 and Official Records Book 1118, page 1114.

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2019.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

JUSTIN M. TAYLOR,
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