

**ORDINANCE 2020 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.17 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF LAKE HAMPTON ROAD EAST OF US HWY. 1, FROM COMMERCIAL GENERAL (CG) TO OPEN RURAL (OR) ZONING; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS** Heath and Allison Selph are the owners of one parcel comprising 2.17 acres identified as Tax Parcel No. 39-4N-23-0000-0002-0010 by virtue of Deed recorded at O.R. 2314, page 1163 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Heath and Allison Selph filed Application R20-006 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due public notice conducted a public hearing on July 9, 2020 and voted to recommend approval of R20-006 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 Open Rural (OR) zoning complies with the underlying Future Land Use Map (FLUM) designation of Agriculture (AGR); and

**WHEREAS**, the Board of County Commissioners held a public hearing on July 20, 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 Open Rural (OR) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

**SECTION 2. PROPERTY RECLASSIFIED.**

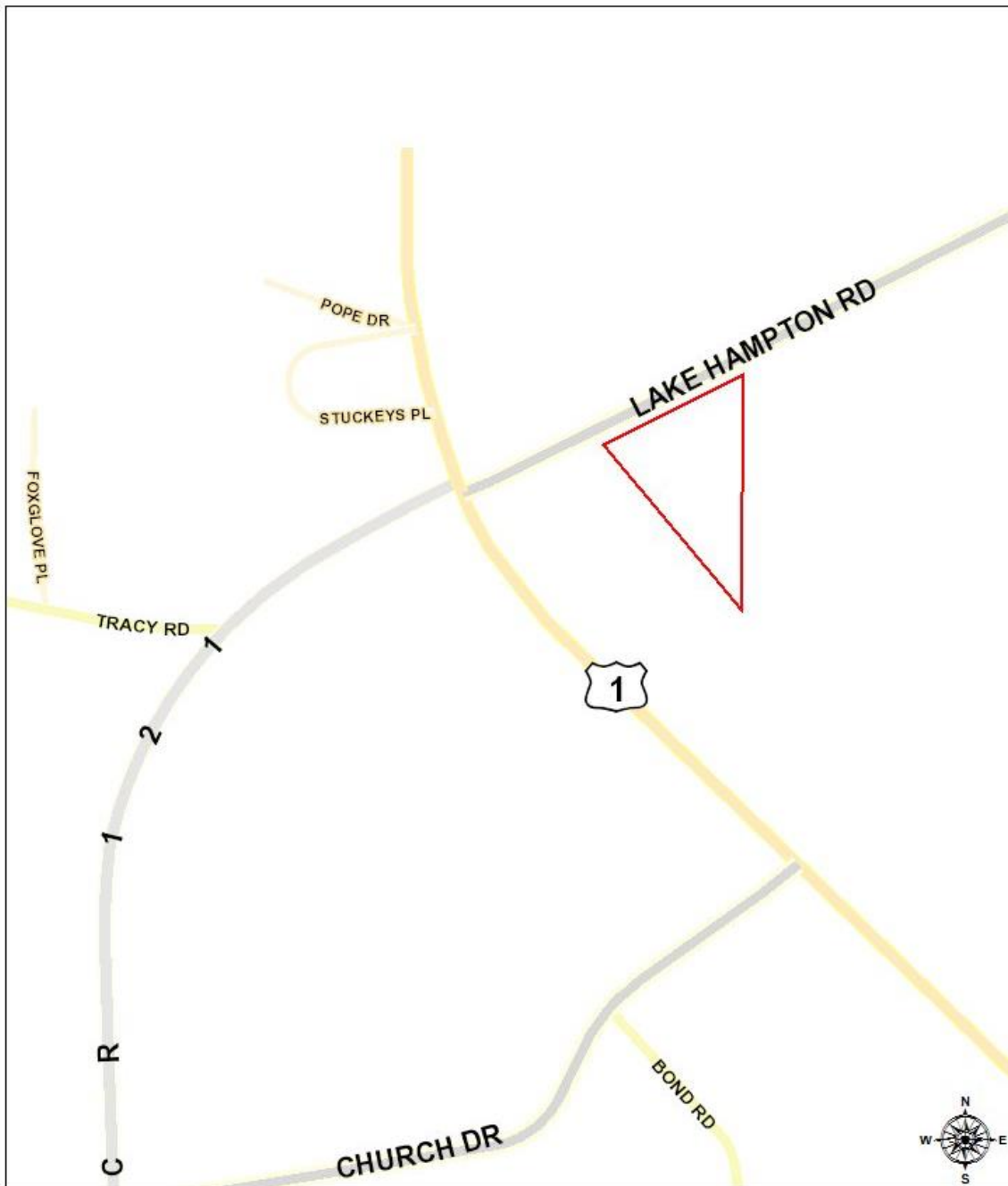
The real property described in Section 3 is rezoned and reclassified Commercial General (CG), to Open Rural (OR) upon the effective date of the ordinance, the Planning

and Economic Opportunity Department is authorized to amend the Official Zoning Map to reflect this change.

**SECTION 3. OWNER AND DESCRIPTION.**

The land rezoned by this Ordinance is owned by Heath and Allison Selph and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 39-4N-23-0000-0002-0010



## LEGAL DESCRIPTION

A PORTION OF SECTION 39, TOWNSHIP 4 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 39; ALSO BEING THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1832, PAGE 1136 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 21 MINUTES 47 SECONDS EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 39, A DISTANCE OF 295.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 30 MINUTES 57 SECONDS WEST ALONG THE EASTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1832, PAGE 1136 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 519.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (A 60.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 63 DEGREES 24 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD, A DISTANCE OF 373.56 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 39; THENCE SOUTH 00 DEGREES 21 MINUTES 47 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION 39 A DISTANCE OF 567.85 FEET TO THE POINT OF BEGINNING.

**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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

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

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