

**ORDINANCE 2022-\_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 4.18 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US HIGHWAY 1, BETWEEN PLEASANT PARK LANE AND HALLMAN ROAD, FROM THE SPLIT ZONING OPEN RURAL (OR) AND COMMERCIAL INTENSIVE (CI) TO COMMERCIAL INTENSIVE (CI); PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Steven and Kimberly Fahlgren are the owners of two parcel(s) comprising 4.18 acres identified as Tax Parcel Nos. 05-3N-24-2360-0005-0000 and 05-3N-24-2360-0006-0000 by virtue of Deed recorded at O.R. 1416, page 1521-1522 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Steven and Kimberly Fahlgren have authorized Tomasetti & Prince to file Application R22-010 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 27, 2022 and voted to recommend approval of R22-010 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 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 December 12, 2022; 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:**

**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 as Commercial Intensive (CI) upon the effective date of the ordinance. The Planning 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 Steven and Kimberly Fahlgren and is identified by the following tax identification numbers, graphic illustration, and legal description:

Lot 5, Parcel # 05-3N-24-2360-0005-0000

Lot 6, Parcel # 05-3N-24-2360-0006-0000



## LEGAL DESCRIPTION

ALL OF LOT 5, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 21, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION OF SAID LOT 5 THAT IS NOW A PART OF STATE ROAD NO. 15 RIGHT OF WAY.

COMMENCE AT THE NORTHEAST PLAT CORNER OF PLEASANT PARK AFOREMENTIONED, BEING A FOUND 3 INCH IRON PIPE, NO CAP; THENCE S 01°28'51" E (MEASURED) ALONG THE EASTERLY LINE OF PLEASANT PARK AFORESAID, A DISTANCE OF 493.25 FEET (MEASURED) 493.00 FEET (PLAT) TO A FOUND 1/2 INCH IRON PIPE, NO CAP AT THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF SAID LOT 5; THENCE CONTINUE S 01°28'51" E ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 230.00 FEET (DEED AND MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT A POINT ON AFORESAID EASTERLY LINE; THENCE S 59°49'36"W, A DISTANCE OF 459.49 FEET (MEASURED) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (HAVING A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N 31°03'16" W (BEARING BASIS FOR THIS DEED) ALONG THE NORTHEASTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 200.00 FEET (MEASURED AND PLAT) TO A FOUND 1/2 INCH IRON PIPE, NO CAP ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE AND ALSO BEING A POINT ON THE NORTHERLY LOT LINE OF LOT 5 AFORESAID; THENCE N 59°38'55" E ALONG THE NORTHERLY LINE AFORESAID, A DISTANCE OF 572.99 FEET (MEASURED) TO THE POINT OF BEGINNING, CONTAINING 2.38 ACRES MORE OR LESS.

ALL OF LOT 6, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 21, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

COMMENCE AT THE NORTHEAST PLAT CORNER OF PLEASANT PARK AFOREMENTIONED, BEING A FOUND 3 INCH IRON PIPE, NO CAP; THENCE S 01°28'51" E (MEASURED) ALONG THE EASTERLY LINE OF PLEASANT PARK AFORESAID, A DISTANCE OF 723.25 FEET (MEASURED) 723.00 FEET (PLAT) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF SAID LOT 6; THENCE CONTINUE S 01°28'51" E ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 230.00 FEET (MEASURED AND PLAT) TO A FOUND 5/8 INCH REBAR AND CAP, PLS 5712 AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S 60°07'27"W ALONG THE SOUTHERLY LINE OF SAID LOT 6, A DISTANCE OF 345.99 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE, NO CAP AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (HAVING A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N 31°03'16" W (BEARING BASIS FOR THIS DEED) ALONG THE NORTHEASTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 200.00 FEET (MEASURED AND PLAT) TO A SET 5/8 INCH REBAR AND CAP, PLS 5712 ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE AND ALSO BEING A POINT ON THE NORTHERLY LOT LINE OF LOT 6 AFORESAID; THENCE N 59°49'36" E ALONG THE NORTHERLY LINE AFORESAID, A DISTANCE OF 459.49 FEET (MEASURED) TO THE POINT OF BEGINNING, CONTAINING 1.86 ACRES MORE OR LESS.

**SECTION 4. EFFECTIVE DATE**

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

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
JEFF GRAY  
Its: Chairman

ATTEST as to Chairman's Signature:

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

Approved as to form:

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DENISE C. MAY  
County Attorney