

**ORDINANCE 2024-\_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 3.08 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF US 1, BETWEEN ANDREWS ROAD AND DAVIS ROAD, FROM OPEN RURAL (OR) TO COMMERCIAL, GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the development of the lands within this rezoning shall proceed in accordance with the application, dated June 8, 2023, and deemed complete on July 6, 2023, in addition to supporting documents and statements of the applicant(s), which are part of application R23-006, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof; and

**WHEREAS**, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163 Florida Statutes and the Nassau County Land Development Code; and

**WHEREAS**, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

## **SECTION 1. FINDINGS**

The rezoning is based on the following Findings of Fact:

- a) 553519 US 1 Trust are the owners of one parcel comprising approximately 3.08 acres identified as Tax Parcel No. 30-4N-24-2740-0003-0000 by virtue of Deed recorded in O.R. book 2610, page 1833 of the Public Records of Nassau County, Florida.
- b) 553519 US 1 Trust have authorized Gillette and Associates, Inc. to file Application R23-006 to rezone the land described herein.
- c) The rezoning to Commercial, General (CG) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Commercial, General (CG) zoning complies with the proposed underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial (COM).

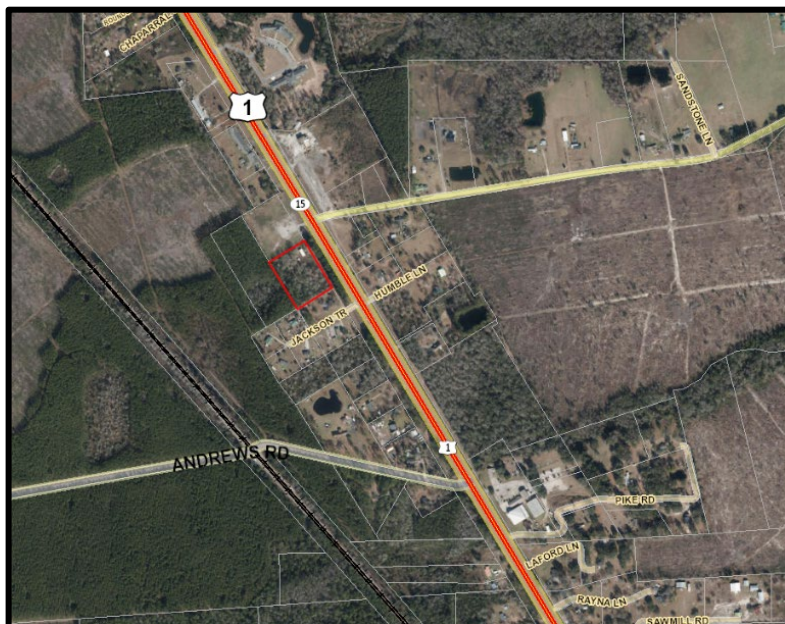
## **SECTION 2. PROPERTY REZONED**

The real property described in Section 3 is rezoned and reclassified as Commercial, General (CG) 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 553519 US 1 Trust and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 30-4N-24-2740-0003-0000



LEGAL DESCRIPTION:

Lot 3 and 4, St Marys Heights, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 36, of the Public Records of Nassau County, Florida

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
JOHN F. MARTIN  
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:

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

Approved as to form by the Nassau County Attorney:

\_\_\_\_\_  
DENISE C. MAY