

ORDINANCE 2024-_____

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.67 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF RUSSELL ROAD BETWEEN LAWRENCE LANE AND WEST CARTER LANE FROM RESIDENTIAL SINGLE FAMILY 2 (RS-2) TO INDUSTRIAL, WAREHOUSE (IW); 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 October 25, 2023, and deemed complete on November 23, 2023, in addition to supporting documents and statements of the applicant(s), which are part of application R23-010, 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) Deborah Watson is the Personal Representative of the Estate of John C. O’Neal, Jr. (deceased) who is the listed owner of two parcels comprising approximately 2.67 acres identified as Tax Parcel No. 00-00-30-034A-0030-0030, 00-00-30-034A-0030-0040, by virtue of the Deed recorded in O.R. Book 360, Page 51 of the Public Records of Nassau County, Florida.
- b) Deborah Watson has authorized Janet Ruis to file Application R23-010 to rezone the land described herein.
- c) The rezoning to Industrial, Warehouse (IW) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Industrial, Warehouse (IW) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Industrial (IND).

SECTION 2. PROPERTY REZONED

The real property described in Section 3 is rezoned and reclassified as Industrial, Warehouse (IW) 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 John C. O’Neal, Jr. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 00-00-30-034A-0030-0030, 00-00-30-034A-0030-0040



LEGAL DESCRIPTION:

The North One-half (N 1/2) of the following described property:

Part of Lot Thirty (30) in Section Five (5), Township Two (2) North, Range Twenty-eight (28) East, according to plat showing the lands of Emil O. Friend in Section Thirty-one (31), Township Three (3) North, Range Twenty-eight (28) East, and also in Section Five (5), Township Two (2) North, Range Twenty-eight (28) East, recorded in Deed Book "Z", page 165, in the Office of the Clerk of the Circuit Court for Nassau County, Florida, more particularly described as follows:

Commencing in the Eastern boundary line of said Lot Thirty (30), One Hundred Thirty (130) feet Northerly from the Southeast corner of said Lot Thirty (30); running thence Westerly, in a line parallel with the Southern line of said Lot Thirty (30), a distance of Two Hundred Sixty-seven (267) feet, more or less, to the Eastern line of a Street, which line runs Northerly, at right angles to a line parallel with the Southern line of said Lot Thirty (30), and at a point therein, One Hundred Thirty (130) feet Northerly of the Southern line of said Lot Thirty (30), which is Two Hundred Sixty-seven (267) feet, in a straight line from the Eastern boundary line of said Lot; running thence Northerly, along said Street line, a distance of Two Hundred Fifty (250) feet, to a point running thence Easterly, in a line parallel with the Southern line of said Lot Thirty (30), to a point in the Eastern line of said Lot Thirty (30); running thence Southerly, in the Eastern line of said Lot Thirty (30), to the POINT OF BEGINNING.

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