

ORDINANCE 2017 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 1.03 ACRES OF REAL
PROPERTY LOCATED ON THE SOUTH SIDE OF
COMMERCIAL PARK DRIVE BETWEEN HARTS ROAD
AND US 17 SOUTH, FROM COMMERCIAL GENERAL (CG)
TO COMMERCIAL INTENSIVE (CI) PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Debbie Holland is the owner of one parcels comprising 1.03 acres identified as Tax Parcel #s 42-2N-27-438U-0006-0000 by virtue of Deed recorded at O.R. 1779, page 316 of the Public Records of Nassau County, Florida; and

WHEREAS Debbie Holland filed Application R17-003 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on August 15, 2017 and voted to recommend approval of R17-003 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; and

WHEREAS, the Board of County Commissioners held a public hearing on September 11, 2017; 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, in particular, FL.01.02(C), and FL.08.05.

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 Debbie Holland, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

#42-2N-27-438U-0006-0000



LEGAL DESCRIPTION

Lot 6, U.S. 17 COMMERCIAL PARK, according to the plat thereof as recorded in Plat Book 6, page 259 and 260, Public Records of Nassau County, Florida

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

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