

**ORDINANCE 2017 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 0.74 ACRE OF REAL  
PROPERTY LOCATED ON THE NORTHWEST SIDE OF  
SR200/A1A BETWEEN ANNIE LAURA STREET AND  
EVELYN STREET, FROM RESIDENTIAL MIXED (RM) TO  
COMMERCIAL GENERAL (CG). PROVIDING FOR  
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Richard Kela is the owner of four parcels comprising 0.74 acre identified as Tax Parcel #'s 51-2N-25-4170-0010-0000, 51-2N-25-4170-0011-0000, 51-2N-25-4170-0012-0000 and 51-2N-25-4170-0022-0000 by virtue of Deed recorded at O.R. 2129, page 1396 of the Public Records of Nassau County, Florida; and

**WHEREAS** Richard Kela has authorized Dulcey Khelah to file Application R17-007 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on October 3, 2017 and voted to recommend approval of R17-007 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 General (CG) zoning complies with the underlying Future Land Use Map (FLUM) designation of Commercial (COM)I; and

**WHEREAS**, the Board of County Commissioners held a public hearing on September 25, 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 General (CG) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(B&C), ED.05.02, FL.03.02, and FL.08.01.

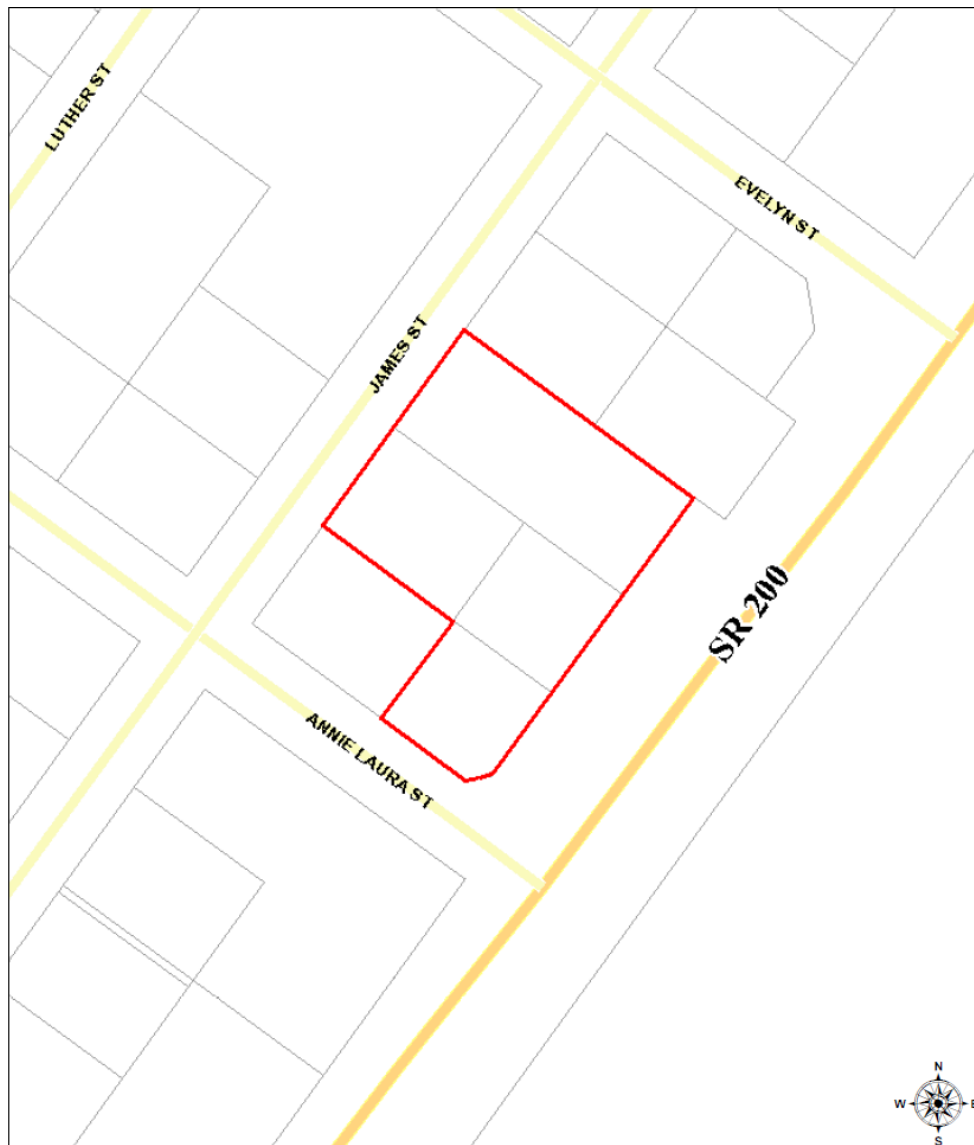
## **SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified to Commercial General (CG) 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.**

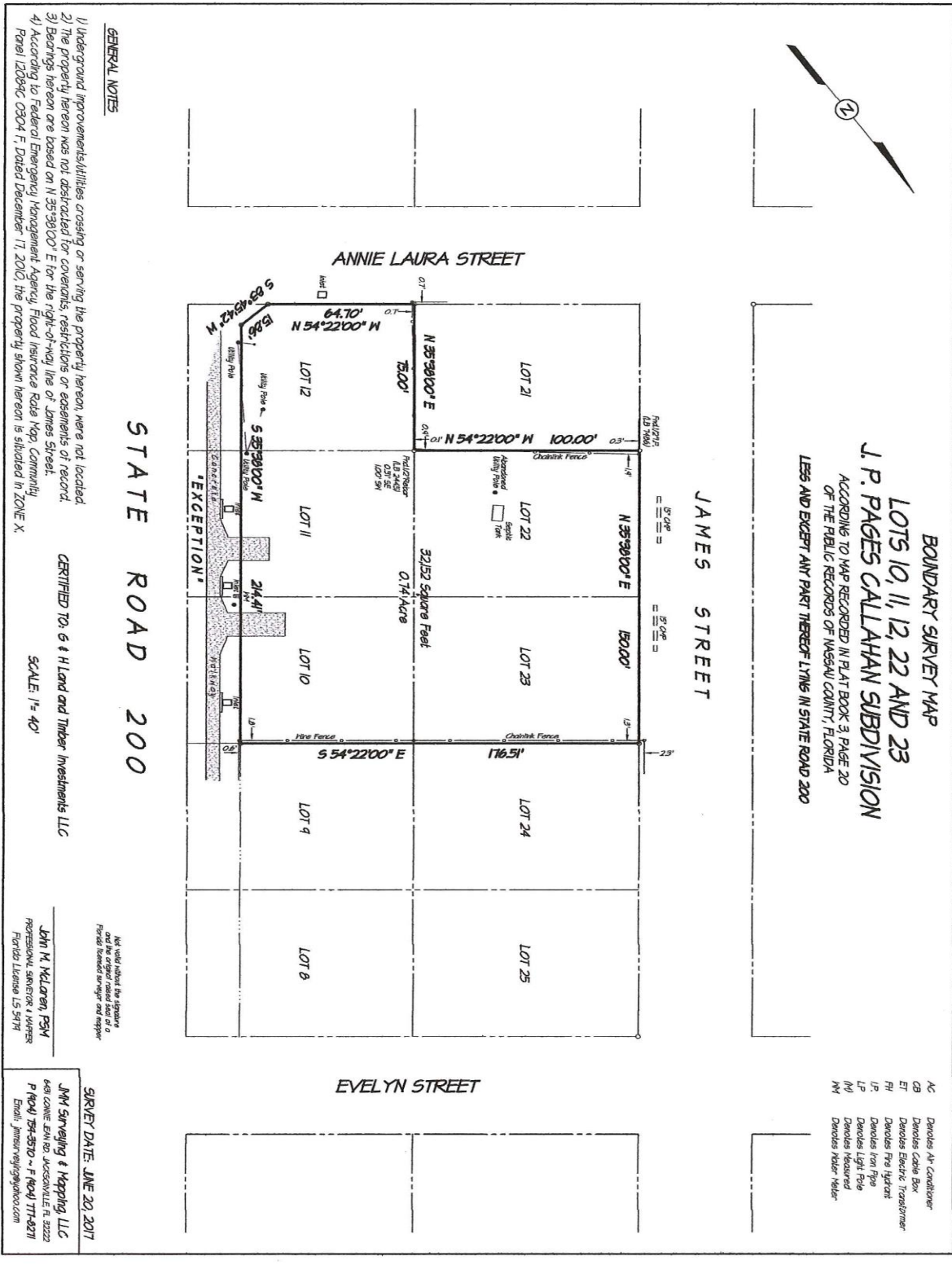
The land reclassified by this Ordinance is owned by Richard Kela and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

51-2N-25-4170-0010-0000, 51-2N-25-4170-0011-0000, 51-2N-25-4170-0012-0000 and 51-2N-25-4170-0022-0000



# LEGAL DESCRIPTION

FILE 12-225 FIELD BOOK TDS JOB 11-225 CAD 450133



**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