

**ORDINANCE 2018 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 11.9 ACRES OF REAL  
PROPERTY LOCATED ON THE EAST SIDE OF US 1  
BETWEEN ROY BOOTH ROAD AND CASA WOOD LANE  
FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL  
(CG); PROVIDING FOR FINDINGS; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Equipment Options Direct, LLC is the owner of one parcel comprising +/-11.90 acres identified as Tax Parcel # 37-1N-25-2940-0007-0010 by virtue of Deed recorded at O.R. 2089, page 102 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Equipment Options Direct, LLC have authorized Gillette & Associates, Inc. to file Application R17-010; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on December 19, 2017 and voted to recommend approval of R17-010 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 rezoning 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 \_\_\_\_\_, 2018; 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 PUD is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

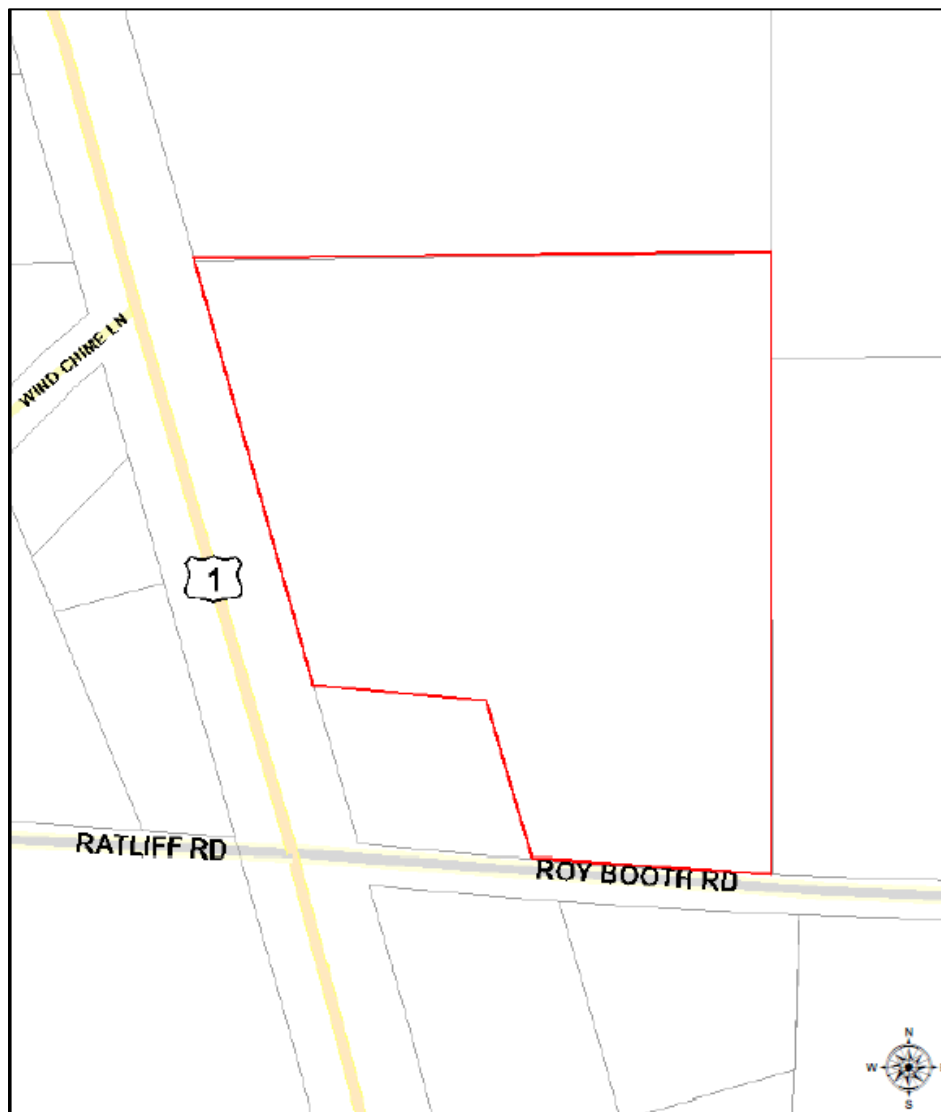
## **SECTION 2. PROPERTY REZONED**

The real property described in Section 3 is rezoned and reclassified to Commercial General (CG); the Growth Management 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 Equipment Options Direct, LLC, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

#37-1N-25-2940-0007-0010



LEGAL DESCRIPTION

**LOT NUMBERED 7, IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 25 EAST, DESCRIBED ACCORDING TO SURVEY OF WALTER S. CLUCHT DATED FEBRUARY 12, 1911, PLAT FILED IN COUNTY RECORDS OF CLERK OF CIRCUIT COURT, NASSAU COUNTY, FLORIDA.**

**EXCEPTING FROM SAID PROPERTY THAT CERTAIN PROPERTY DEEDED TO STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT FOR RIGHT OF WAY PURPOSES AND BETTER KNOWN AND DESCRIBED IN DEED BOOK 187, PAGE 482, AND OFFICIAL RECORDS BOOK 578, PAGE 1198 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORID.**

**FURTHER EXCEPTING THAT PART DESCRIBED IN OFFICIAL RECORDS BOOK 1578, PAGE 1649 AND OFFICIAL RECORDS BOOK 1578, PAGE 1651 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.**

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall become effective after filing with the Secretary of State.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
PAT EDWARDS,  
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