

ORDINANCE 2018 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 0.88 ACRE OF REAL
PROPERTY LOCATED ON THE SOUTH SIDE OF SADLER
ROAD BETWEEN RYAN ROAD AND AMELIA LANDINGS,
FROM RESIDENTIAL SINGLE FAMILY-2 (RS-2) TO
COMMERCIAL GENERAL (CG) PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Daniel Clayton McMahon, Successor Trustee of the McMahon Family Joint Trust is the owner of one parcels comprising 0.88 acre identified as Tax Parcel # 00-00-30-0600-0002-0182 by virtue of Deeds recorded at O.R. 1923 , page 461 of the Public Records of Nassau County, Florida; and

WHEREAS Daniel Clayton McMahon has authorized Rogers Towers, P.A. to file Application R18-006 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on June 5, 2018 and voted to recommend approval of R18-006 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 CG 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 June 25, 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 Commercial General (CG) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular ED.05.02, FL.02.03 and FL.08.05.

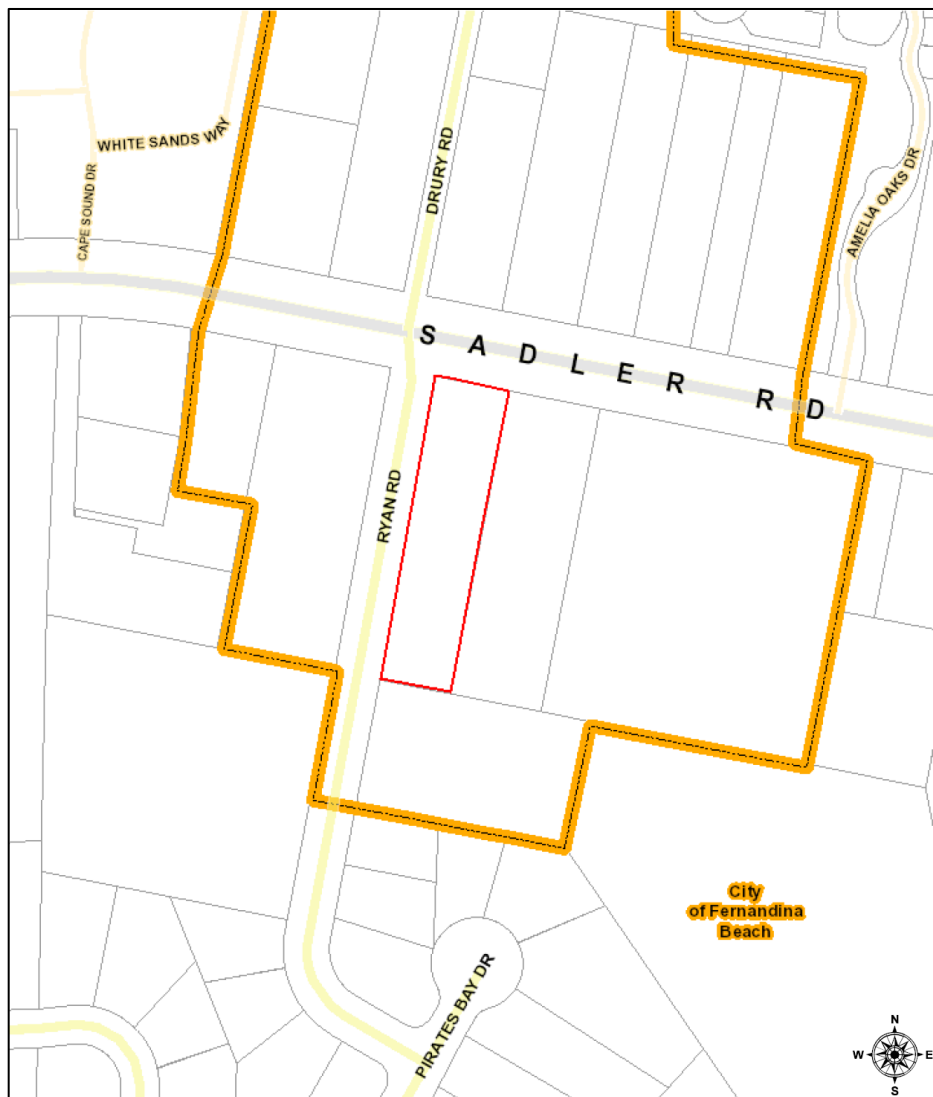
SECTION 2. PROPERTY REZONED.

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 Daniel Clayton McMahon, Successor Trustee of the McMahon Family Joint Trust, and is identified by the following tax identification number, graphic illustration, and legal description:

#s 00-00-30-0600-0002-0182



LEGAL DESCRIPTION

THE WEST 80 FEET OF LOT18 AND ALL OF LOT 19, BLOCK 2, SADLER ESTATES
AS RECORDED IN PLAT BOOK 2, PAGE 68 OF THE 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 _____, 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