

ORDINANCE 2020 - \_\_\_\_\_

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 0.79 ACRE OF REAL PROPERTY LOCATED ON THE WEST SIDE OF US HWY 1, BETWEEN PICKETT ST., AND DANIELLE LANE FROM OPEN RURAL (OR) TO COMMERCIAL, PROFESSIONAL AND OFFICE (CPO); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Joey & Jodie Hearn are the owners of one parcel comprising 0.79 acre identified as Tax Parcel No. 49-2N-25-4100-0013-0060 by virtue of Deed recorded at O.R. 2230, page 420 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Joey & Jodie Hearn have filed Application R20-007 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due public notice conducted a public hearing on July 21, 2020 and voted to recommend approval of R20-007 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, Professional and Office (CPO) zoning 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 August 24, 2020; 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, Professional and Office (CPO) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

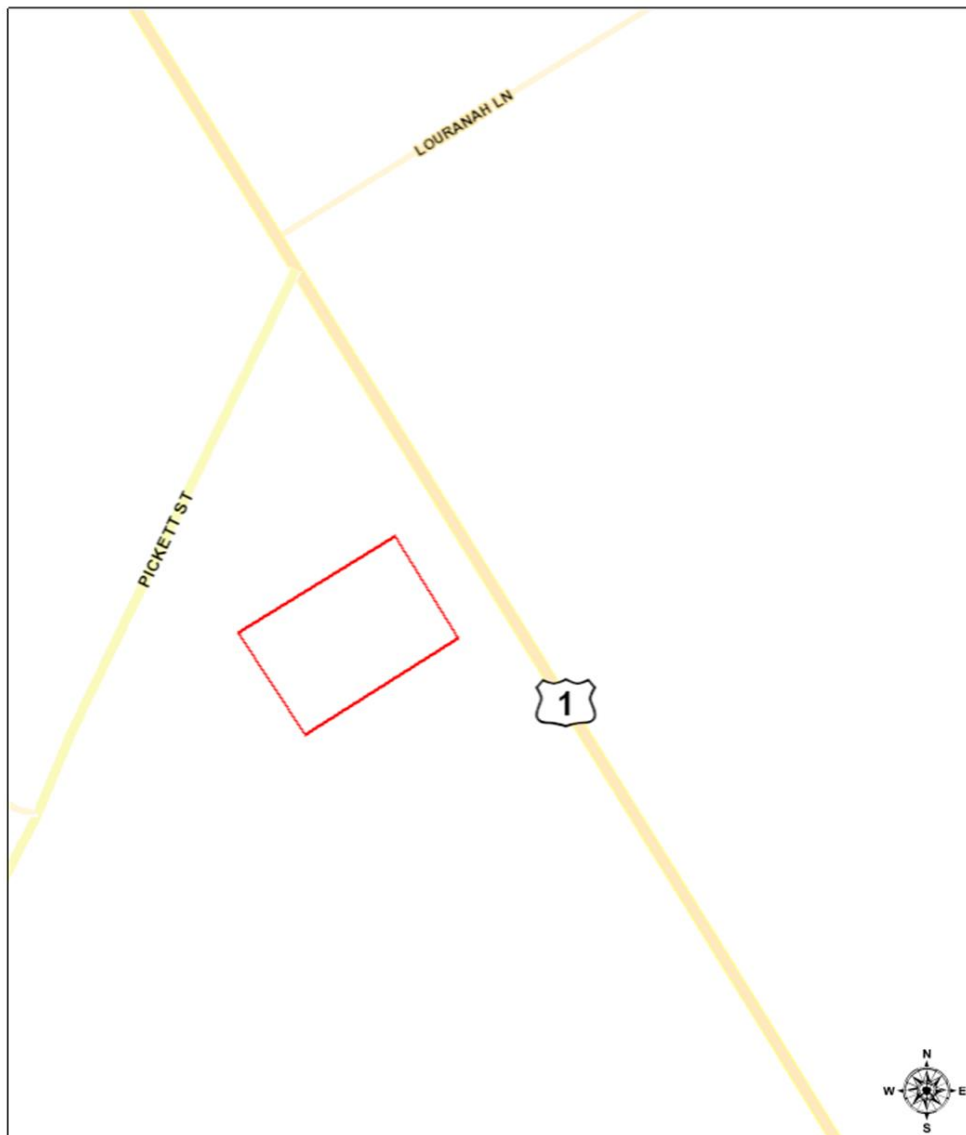
**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is rezoned and reclassified from Open Rural (OR) to Commercial, Professional and Office (CPO) 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 rezoned by this Ordinance is owned by Joey & Jodie Hearn and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 49-2N-25-4100-0013-0060



## LEGAL DESCRIPTION

A portion of the SEYMOUR PICKETT GRANT, Section 49, Township 2 North, Range 25 East, Nassau County, Florida. Said portion being more particularly described as follows:

For a point of reference, commence at a point where the Southeasterly line of Section 49 aforementioned is intersected by the Northwesterly right-of-way line of U.S. Highway No. 1 (a 150.00 foot right-of-way); and run North  $31^{\circ}47'$  West along said right-of-way a distance of 669.0 feet to a DOT right-of-way monument for the Point of Beginning.

From the Point of Beginning thus described, continue North  $31^{\circ}47'$  West along said right-of-way a distance of 149.9 feet; run thence South  $58^{\circ}13'$  West a distance of 226.9 feet to an iron pipe; continue South  $58^{\circ}13'$  West a distance of 6.0 feet to the center of a 3.0 foot ditch; run thence South  $34^{\circ}38'40''$  East along said center of ditch a distance of 152.2 feet; run thence North  $51^{\circ}16'$  East a distance of 16.8 feet to an iron pipe; run thence North  $58^{\circ}13'$  East a distance of 208.70 feet to the Point of Beginning.

**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

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:

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MICHAEL S. MULLIN,  
County Attorney