

ORDINANCE 2022 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
AMENDING THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN; PROVIDING FOR THE
RECLASSIFICATION OF APPROXIMATELY 1.71 ACRES
OF REAL PROPERTY LOCATED ON THE NORTHEAST
CORNER OF SR 200 AND CESSNA DRIVE, FROM
INDUSTRIAL (IND) TO COMMERCIAL (COM); PROVIDING
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Nassau Baptist Temple is the owner of one parcel comprising 1.71 acres identified as a portion of Tax Parcel No. 25-2N-28-0000-0002-0010 by virtue of Deed recorded at O.R. 142, page 578 of the Public Records of Nassau County, Florida; and

WHEREAS, Nassau Baptist Temple has authorized Rogers Towers, P.A. and H&T Consultants to file Application CPA22-003 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Nassau Baptist Temple has not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

WHEREAS, the Nassau County Planning and Zoning Board, after due public notice conducted a public hearing on June 21, 2022 and voted to recommend approval of CPA22-003 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that the reclassification is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the Board of County Commissioners held a public hearing on July 25, 2022; 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.

The FLUM amendment complies with the Goals, Objectives, and Policies of the 2030 Comprehensive Plan, in particular Policy FL.01.04.

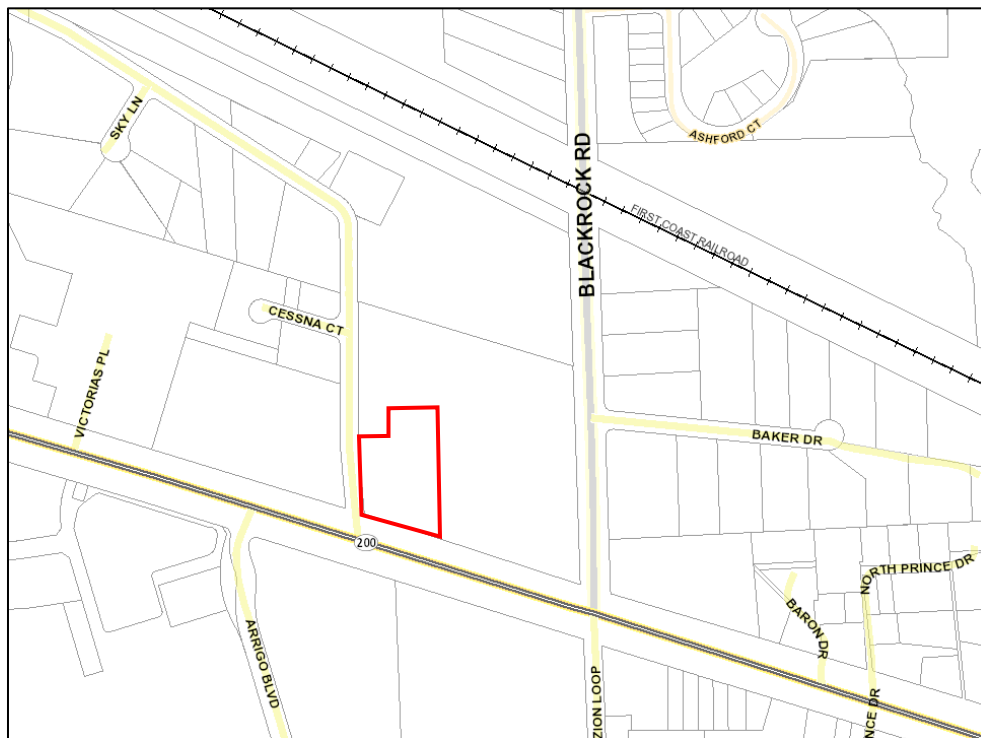
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Industrial (IND) to Commercial (COM) on the Future Land Use Map of Nassau County. The Planning Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

SECTION 3. OWNER AND DESCRIPTION.

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

A portion of Parcel # 25-2N-28-0000-0002-0010



LEGAL DESCRIPTION

A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A, A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF CESSNA DRIVE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°35'29" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF CESSNA DRIVE, 242.96 FEET; THENCE NORTH 88°24'31" EAST, 83.00 FEET; THENCE NORTH 01°35'29" WEST, 87.00 FEET; THENCE NORTH 88°24'31" EAST, 139.00 FEET; THENCE SOUTH 01°35'29" EAST, 405.51 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE NORTH 72°47'52" WEST, ALONG LAST SAID LINE, 234.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.71 ACRES 74,417 SQUARE FEET, MORE OR LESS.

SECTION 4. EFFECTIVE DATE.

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2022.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

JEFF GRAY
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:

DENISE MAY,
County Attorney