

ORDINANCE 2022 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 1.71 ACRES OF REAL
PROPERTY LOCATED ON THE NORTHEAST CORNER
OF SR 200 AND CESSNA DRIVE, FROM OPEN RURAL
(OR) TO COMMERCIAL INTENSIVE (CI); 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 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 R21-008 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on June 21, 2022 and voted to recommend approval of R21-008 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 Intensive (CI) 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 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.

That the proposed rezoning to Commercial Intensive (CI) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

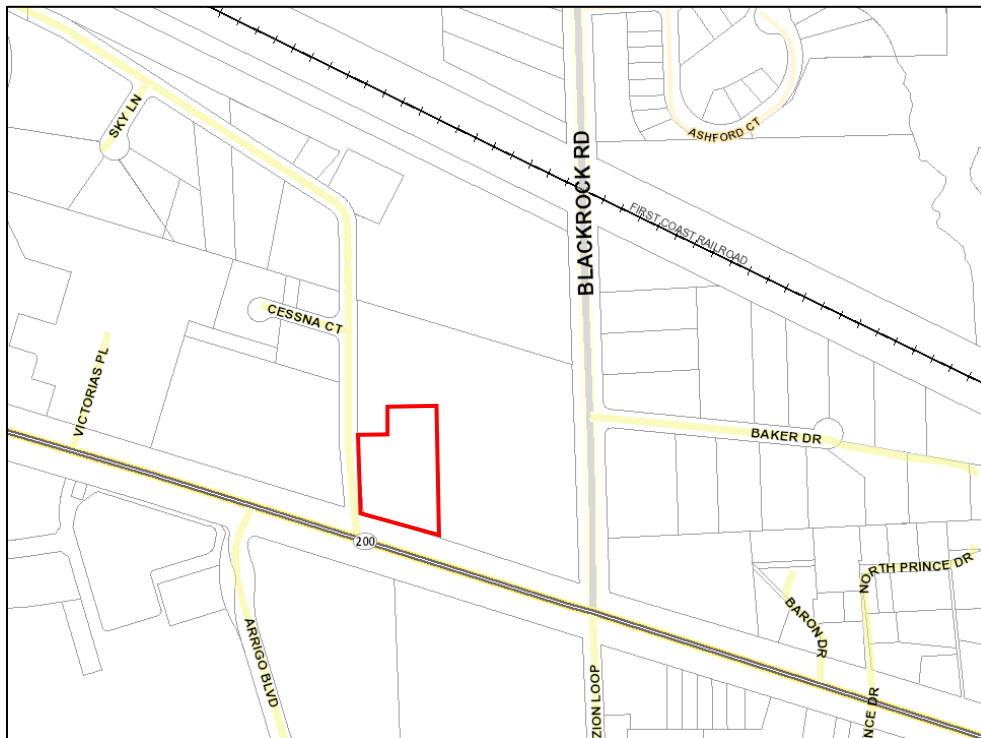
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified as Commercial Intensive (CI) upon the effective date of the ordinance. The Planning 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 Nassau Baptist Temple and is identified by the following tax identification numbers, graphic illustration, and legal description:

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.

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

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