

**ORDINANCE 2022 - \_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 0.18 ACRE OF REAL  
PROPERTY LOCATED ON THE NORTH SIDE OF LEWIS  
STREET, BETWEEN WALDRON STREET AND OCEAN  
BOULEVARD, FROM COMMERCIAL GENERAL –  
AMERICAN BEACH (CG-AB) TO RESIDENTIAL SINGLE  
FAMILY – AMERICAN BEACH (RS-2AB); PROVIDING FOR  
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Richard and Deborah Ann Cannington are the owners of one parcel comprising 0.18 acre identified as Tax Parcel No. 00-00-30-010A-0006-0480 by virtue of Deed recorded at O.R. 2536, page 1720 of the Public Records of Nassau County, Florida; and

**WHEREAS** Richard and Deborah Ann Cannington have filed Application R22-002 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on July 26, 2022 and voted to recommend approval of R22-002 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 Residential Single Family – American Beach (RS-2AB) zoning complies with the underlying Future Land Use Map (FLUM) designation of High Density Residential (HDR); and

**WHEREAS**, the Board of County Commissioners held a public hearing on August 29, 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 Residential Single Family – American Beach (RS-2AB) 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 Residential Single Family – American Beach (RS-2AB) 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 Richard and Deborah Cannington and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 00-00-30-010A-0006-0480



## LEGAL DESCRIPTION

### Parcel 1:

Lot 48, Block 6, The American Beach, according to the Plat thereof, recorded in Plat Book 2, Page(s) 42, of the Public Records of Nassau County, Florida

### Parcel 2:

Park lying southerly of and adjacent to Lot 48, Block 6, The American Beach, according to the Plat thereof, recorded in Plat Book 2, Page(s) 42, of the Public Records of Nassau County, Florida, bounded on the east and west by the southerly extension of the east and west lines of said Lot 48, and bounded on the south by the Northerly right of way line of Lewis Street.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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 C. MAY,  
County Attorney