

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

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.91 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF SR 200, BETWEEN NESSLER DRIVE AND WESTBERRY LANE, FROM COMMERCIAL (COM) TO AGRICULTURE (AGR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Betty Nessler is the owner of one parcel comprising 0.91 acres identified as Tax Parcel No. 05-2N-26-0000-0004-0000 by virtue of Deed recorded at O.R. 565 , page 920 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Betty Nessler has filed Application CPA22-005 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Betty Nessler 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 August 30, 2022 and voted to recommend approval of CPA22-005 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 September 26, 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.**

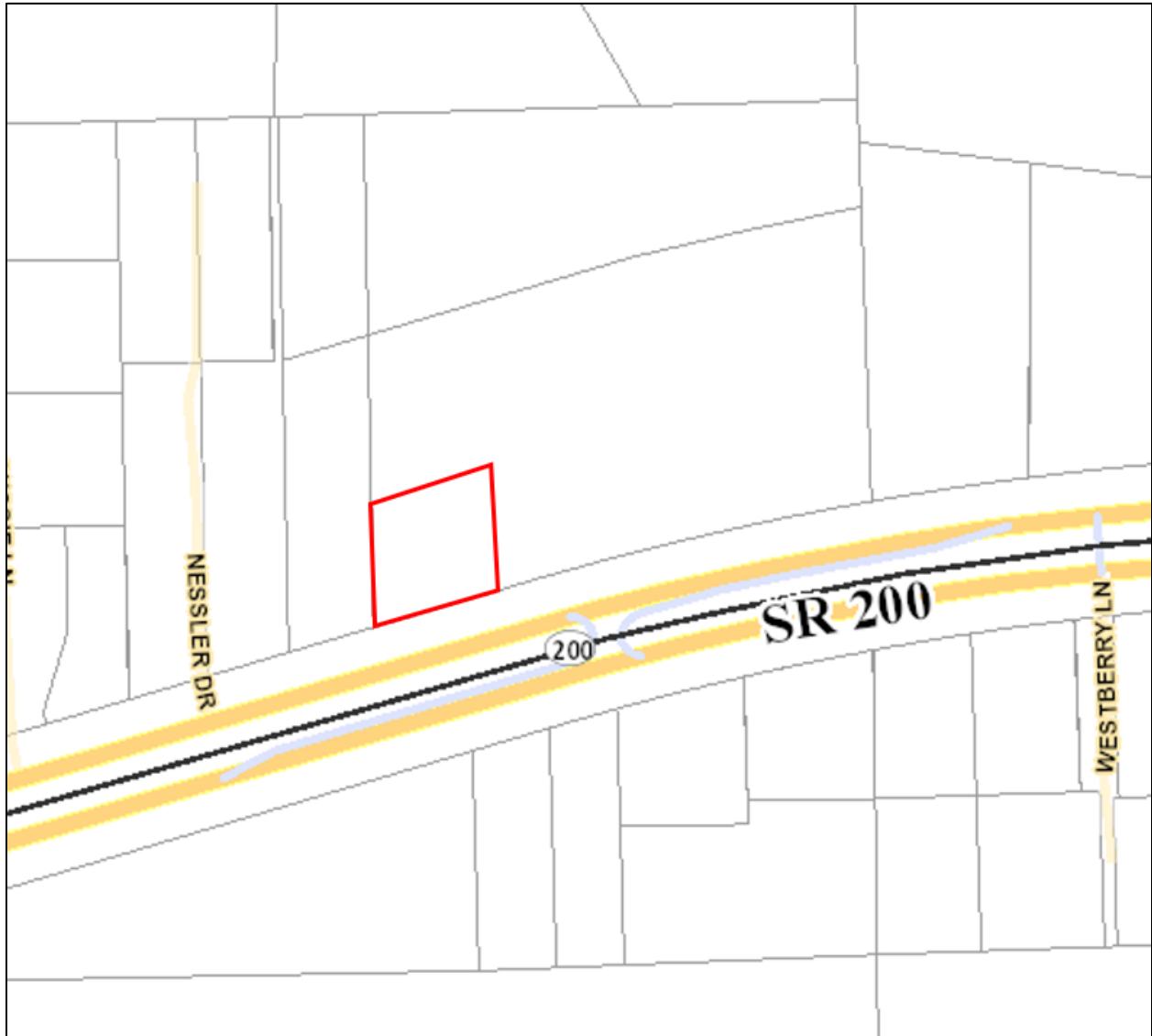
The real property described in Section 3 is reclassified from Commercial (COM) to Agriculture (AGR) on the Future Land Use Map of Nassau County. The Planning

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 Betty Nessler and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 05-2N-26-0000-0004-0000



## LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA LYING NORTHERLY OF THE EXISTING RIGHT OF WAY LINE OF STATE ROAD NO. 200/A1A AS NOW ESTABLISHED AND MONUMENTED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT STATE ROAD 200/ A1A (HAVING A TRANSITIONAL RIGHT OF WAY) (P.C) CENTERLINE STATION 131+04.983; SAID POINT BEING A FOUND P.K. NAIL AND DISK (DEPARTMENT OF TRANSPORTATION); THENCE NORTH 15°59'06" WEST, A DISTANCE OF 160.00 FEET TO A POINT LYING ON SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200/A1A; THENCE SOUTH 74°00'54"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 33.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 74°00'54" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET; THENCE NORTH 01°26'27"W, A DISTANCE OF 200.00 FEET; THENCE NORTH 74°00'54"E, A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°26'27"E, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.91 ACRES (40,000 SQ. FT.)

**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 C. MAY,  
County Attorney