

ORDINANCE 2022 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 0.84 ACRES OF REAL
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF
HARDY ALLEN ROAD AND OLD NASSAUVILLE ROAD,
FROM COMMERCIAL NEIGHBORHOOD (CN) TO
GOVERNMENT/PUBLIC USE (GPU); PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Nassau County Board of County Commissioners is the owner of one parcel comprising 0.84 acres identified as Tax Parcel No. 27-2N-28-0000-0009-0140 by virtue of Deed recorded at O.R. 2534, page 640 of the Public Records of Nassau County, Florida; and

WHEREAS, Nassau County Fire Department filed Application R22-011 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing August 30, 2022 and voted to recommend approval of R22-011 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 Government/Public Use (GPU) zoning complies with the underlying Future Land Use Map (FLUM) designation Commercial (COM); 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.

That the proposed rezoning to Government/Public Use (GPU) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

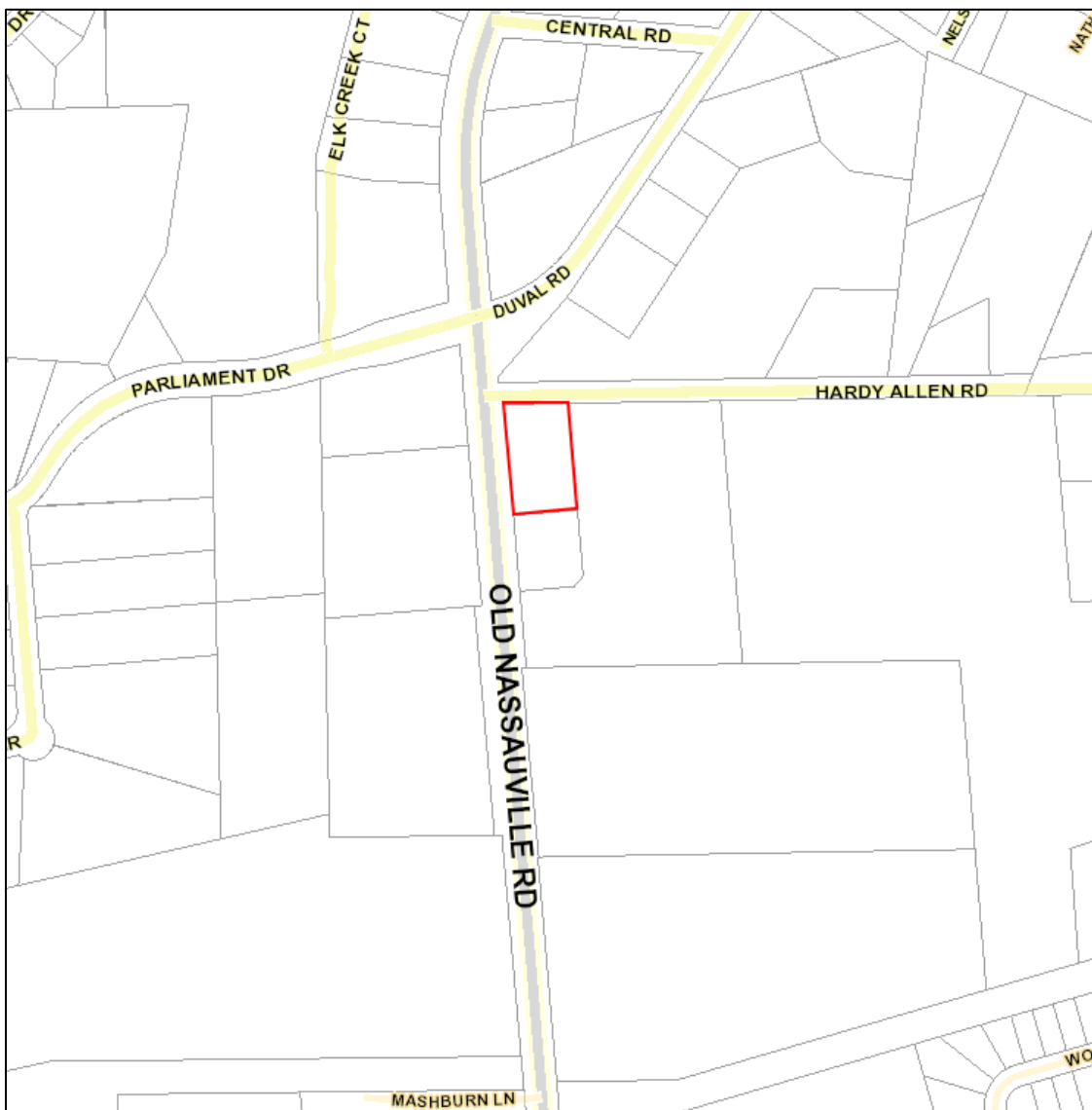
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified as Government/Public Use (GPU) 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 rezoned by this Ordinance is owned by Nassau County Board of County Commissioners, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 27-2N-28-0000-0009-0140



LEGAL DESCRIPTION

A PORTION OF SECTION 40, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 28 EAST, SAID NASSAU COUNTY, FLORIDA THENCE SOUTH 85 DEGREES 48'04" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 42 A DISTANCE OF 590.27 FEET TO A POINT; THENCE NORTH 04 DEGREES 39'32" WEST, A DISTANCE OF 5847.07 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD; THENCE SOUTH 89 DEGREES 31'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 22'05" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1043.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 39'32" EAST, A DISTANCE OF 250.00 FEET TO A POINT; THENCE SOUTH 85 DEGREES 20'28" WEST, A DISTANCE OF 148.00 FEET TO A POINT; THENCE NORTH 04 DEGREES 39'32" WEST A DISTANCE OF 260.42 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, AFOREMENTIONED; THENCE NORTH 89 DEGREES 22'05" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, A DISTANCE OF 148.37 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 _____, 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