

**ORDINANCE 2015 - 26**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 7.00 ACRES OF REAL  
PROPERTY LOCATED APPROXIMATELY ONE HALF  
MILE SOUTH OF SR200 ON CR107, FROM OPEN RURAL  
(OR) TO COMMERCIAL NEIGHBORHOOD (CN);  
PROVIDING FOR FINDINGS; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Living Waters World Outreach Center, Inc. is the owner of the 7.00 acre parcel identified as a portion of Tax Parcel #27-2N-28-0000-0009-0010 by virtue of Deed recorded at O.R. 1239, page 1211 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Living Waters World Outreach Center, Inc. has authorized McCranie & Associates to file Application R15-010 to change the zoning classification of the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 3, 2015 and voted to recommend approval of R15-010 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 Neighborhood (CN) zoning district 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 November 24, 2015; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 of the Florida Statutes.

**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 Neighborhood (CN) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular, FL.01.02(B).

**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified to Commercial Neighborhood (CN) 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 Living Waters World Outreach Center, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

A portion of #27-2N-28-0000-0009-0010



## LEGAL DESCRIPTION

A PORTION OF SECTIONS 27 AND 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 OF SAID NASSAU COUNTY, FLORIDA; THENCE SOUTH 85 DEGREES 48 MINUTES 04 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 590.27 FEET TO A POINT; THENCE NORTH 04 DEGREES 39 MINUTES 32 SECONDS WEST, A DISTANCE OF 5847.07 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.07 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 22 MINUTES 05 SECONDS WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 694.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 603.67 FEET TO A POINT; THENCE SOUTH 89 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF 506.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 ( AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED ); THENCE NORTH 04 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 603.30 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, AFOREMENTIONED; THENCE NORTH 89 DEGREES 22 MINUTES 05 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 506.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS, IN AREA,

**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall become effective after filing with the Secretary of State.

**PASSED AND ADOPTED THIS 14th DAY OF December, 2015.**

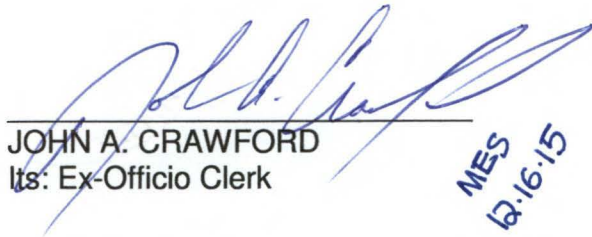
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



PAT EDWARDS,  
Its: Chairman

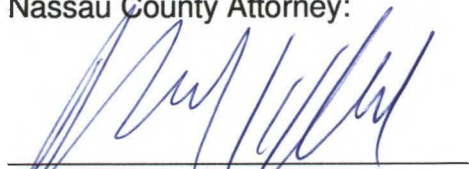
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
12-16-15

Approved as to form and legality by the  
Nassau County Attorney:



MICHAEL S. MULLIN  
County Attorney