

**ORDINANCE 2020 -33**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 9.98 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF CR 107 (OLD NASSAUVILLE ROAD), BETWEEN HARDY ALLEN ROAD AND WOODBRIDGE PARKWAY FROM OPEN RURAL (OR) TO COMMERCIAL NEIGHBORHOOD (CN); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Robert and Carol Lynn Allison are the owners of one parcel comprising 9.98 acres identified as Tax Parcel No. 27-2N-28-0000-0009-0100 by virtue of Deed recorded at O.R. 2201, page 718 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Robert and Carol Lynn Allison have authorized Progress North Florida, LLC to file Application R20-009 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due public notice conducted a public hearing on September 15, 2020 and voted to recommend approval of R20-009 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 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 October 12, 2020; 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 Neighborhood (CN) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is rezoned and reclassified from Open Rural (OR) to Commercial Neighborhood (CN) upon the effective date of the ordinance, the Planning and Economic Opportunity 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 Robert and Carol Lynn Allison and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 27-2N-28-0000-0009-0100



## 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, 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 4659.89 FEET TO A POINT; THENCE SOUTH 80 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 167.13 FEET TO A POINT; THENCE SOUTH 74 DEGREES 13 MINUTES 27 SECONDS WEST, A DISTANCE OF 506.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 74 DEGREES 13 MINUTES 27 SECONDS WEST, A DISTANCE OF 756.62 FEET TO A POINT; THENCE SOUTH 89 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 262.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD N0.107 (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 940.47 FEET TO A POINT; THENCE NORTH 89 DEGREES 24 MINUTES 36 SECONDS EAST, A DISTANCE OF 1006.91 FEET TO A POINT; THENCE SOUTH 04 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 742.21 FEET TO THE POINT OF BEGINNING.

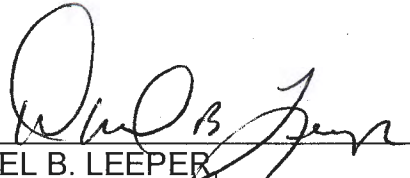
EXCEPT PART RECORDED IN O.R. BOOK 1471, PAGE 224.

**SECTION 4. EFFECTIVE DATE.**

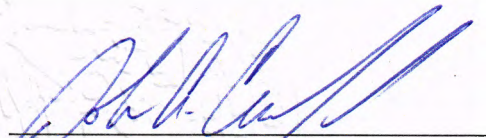
This Ordinance shall be effective upon filing with the Secretary of State.

**PASSED AND ADOPTED THIS 12TH DAY OF OCTOBER, 2020.**

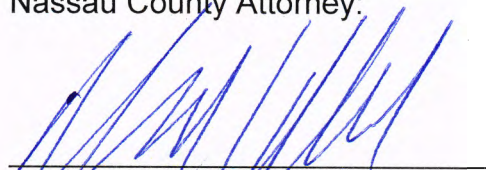
**BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA**

  
\_\_\_\_\_  
DANIEL B. LEEPER,  
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:

  
\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney