

**ORDINANCE 2021 - 025**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 3.44 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF US 17, BETWEEN JAKE CARLTON ROAD AND D. MOBLEY DRIVE, FROM COMMERCIAL INTENSIVE (CI) AND RESIDENTIAL SINGLE FAMILY 2 (RS-2) TO COMMERCIAL GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Set Free Nassau, Inc. are the owners of two parcels comprising 3.44 acres identified as Tax Parcel Nos. 42-2N-27-4600-0001-0020 and 42-2N-27-4480-0008-0010 by virtue of Deed recorded at O.R. 1911, page 580 and O.R. 2012, page 1981 of the Public Records of Nassau County, Florida; and

**WHEREAS** Set Free Nassau, Inc. has authorized Gillette & Associates, Inc. to file Application R21-009 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 2, 2021 and voted to recommend approval of R21-009 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 General (CG) 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 November 8, 2021; 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 General (CG) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

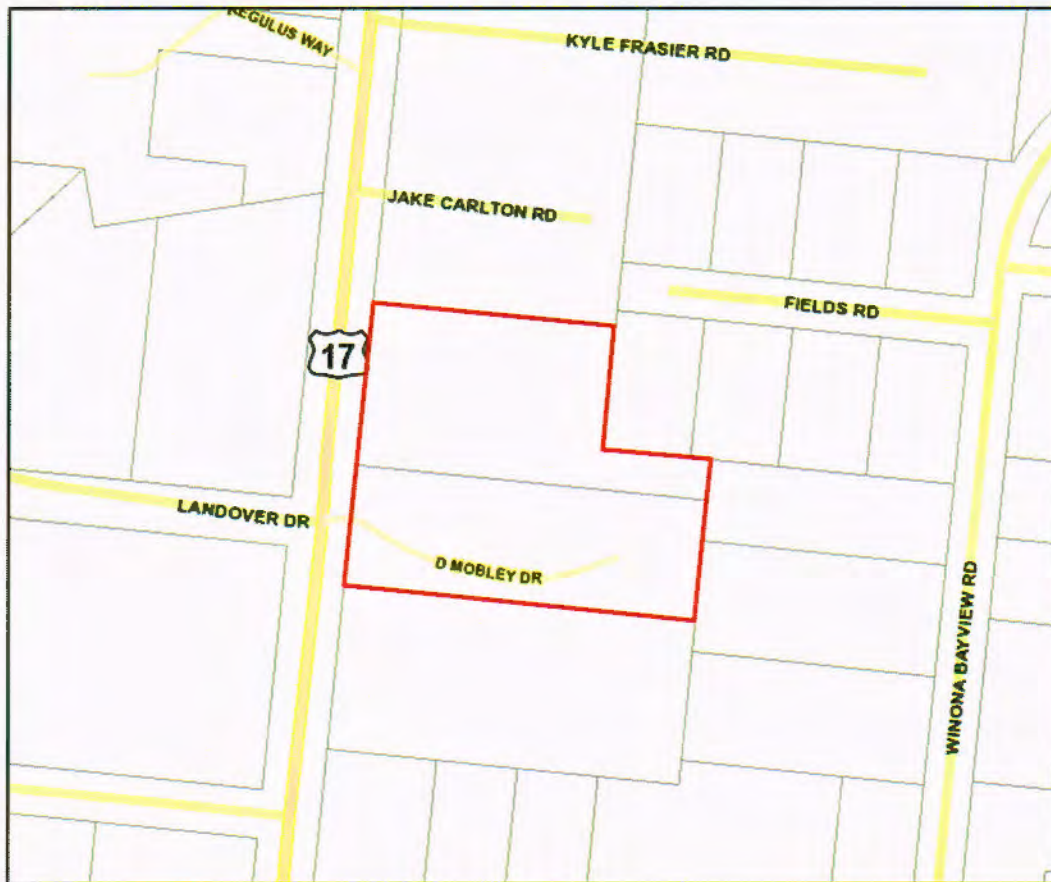
**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified as Commercial General (CG) 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 Set Free Nassau, Inc. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 42-2N-27-4600-0001-0020 and 42-2N-27-4480-0008-0010



LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 1911, PAGE 580 THE SOUTH 150.0 FEET OF THE WEST 300.0 FEET OF LOT 1, UNIT FOUR YULEE FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

ALSO, ALL OF THE NORTH HALF OF:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING START AT THE SOUTHWEST CORNER OF LOT 1, UNIT FOUR YULEE FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA;

THENCE GO SOUTH 6 DEGREES 11 MINUTES WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 17 (A 75-FOOT RIGHT OF WAY) FOR 100.0 FEET; THENCE GO SOUTH 83 DEGREES 49 MINUTES EAST FOR 435.5 FEET; THENCE GO NORTH 06 DEGREES 11 MINUTES EAST FOR 100.0 FEET; THENCE GO NORTH 83 DEGREES 49 MINUTES WEST FOR 435.5 FEET TO THE POINT OF BEGINNING.

OFFICIAL RECORDS BOOK 2012, PAGE 1981 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE. LYING AND BEING IN SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY NINETY-NINE FEET (N.99') OF LOT EIGHT (8) AND THE SOUTHERLY HALF (S.1/2) OF LOT NINE (9) AS SHOWN ON A PLAT RECORDED IN OFFICIAL RECORDS BOOK 9, PAGE 520 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA.

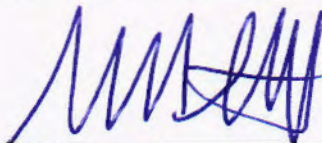
**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF NOVEMBER, 2021.**

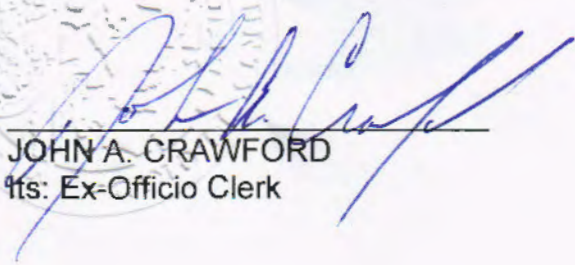
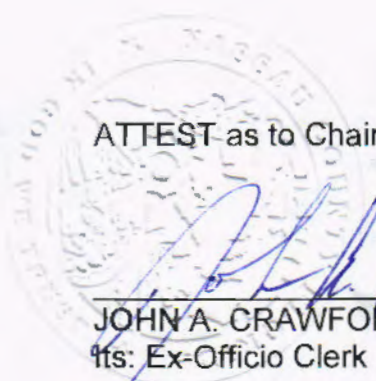
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



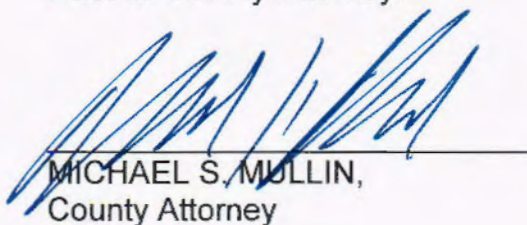
\_\_\_\_\_  
THOMAS FORD,  
Its: Chairman

ATTEST as to Chairman's Signature:



\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

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



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MICHAEL S. MULLIN,  
County Attorney