

**ORDINANCE 2022 - 017**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 0.52 ACRE OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF SR 200, BETWEEN BRADY POINT ROAD AND MARSH LAKES DRIVE, FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Connier J. Bass, Jr. is the owner of one parcel comprising 0.52 acre identified as Tax Parcel No. 40-2N-28-0000-0030-0000 by virtue of Deed recorded at O.R. 2288, page 1958 of the Public Records of Nassau County, Florida; and

**WHEREAS** Connier J. Bass, Jr. has authorized Gillette & Associates, Inc. to file Application R22-003 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on May 17, 2022 and voted to recommend approval of R22-003 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 June 13, 2022; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapter 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 Connier J. Bass, Jr. and is identified by the following tax identification number, graphic illustration, and legal description:

Parcel # 40-2N-28-0000-0030-0000



## LEGAL DESCRIPTION

Lots 5, 6, and 7, FERNANDINA HEIGHTS Subdivision, unrecorded, Section 40, T2N, R28E, more particularly described as follows: For a point of reference start at the concrete mark which marks the West corner of said Section; thence go N 40 deg 8' E following center of pavement of SR 107 after about 300 feet, for a distance of 1826.2 feet to the intersection of the center of the pavement and rights of way of SR 107 and SR 200; thence go S 72 deg 55' E along the center of the pavement, and r/w of SR 200 1286 feet to the point of curvature to the left; thence continue along center of pavement and r/w for 1605 feet to point of tangency of said curve, thence go N 58 deg 55' E along the center of said pavement and r/w of SR 200 for 163.7 feet; thence go N 31 deg 5' W, at right angles, for 37.5 feet to an iron on the northerly right of way line of SR200 and the POINT OF BEGINNING; thence continue N 31 deg 5' W for 189.5 feet to iron on southerly right of way of SAL R/R (a 120 foot right of way); thence go NE'y along the curve of said r/w of said R/R for 152.1 feet to an iron; thence go S 31 deg 5' E for 165.3 feet to iron on N'y r/w line of said road; thence go S 58 deg 55' W along N'y r/w line of said road for 150 feet to iron at Point of Beginning.

LESS AND EXCEPT Official Records Book 213, page 82.


**SECTION 4. EFFECTIVE DATE.**

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

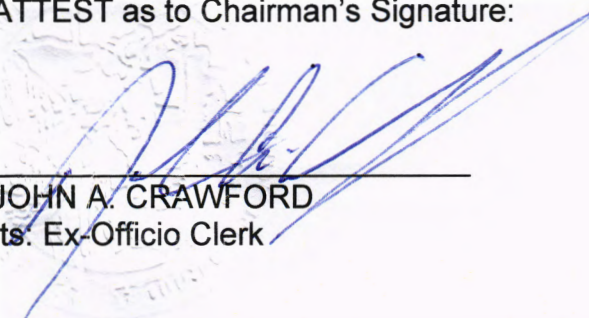
**PASSED AND ADOPTED THIS 13<sup>TH</sup> DAY OF JUNE, 2022.**

BOARD OF COUNTY COMMISSIONERS

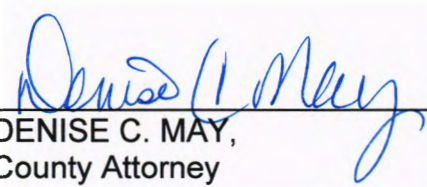
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
AARON C. BELL,      Jeff Gray  
Its: ~~Chairman~~      Vice 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