

**ORDINANCE 2022 - 022**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 1.71 ACRES OF REAL  
PROPERTY LOCATED ON THE NORTHEAST CORNER  
OF SR 200 AND CESSNA DRIVE, FROM OPEN RURAL  
(OR) TO COMMERCIAL INTENSIVE (CI); PROVIDING FOR  
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Nassau Baptist Temple is the owner of one parcel comprising 1.71 acres identified as a portion of Tax Parcel 25-2N-28-0000-0002-0010 by virtue of Deed recorded at O.R. 142, page 578 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Nassau Baptist Temple has authorized Rogers Towers P.A. and H&T Consultants to file Application R21-008 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on June 21, 2022 and voted to recommend approval of R21-008 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 Intensive (CI) 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 July 25, 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 Commercial Intensive (CI) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

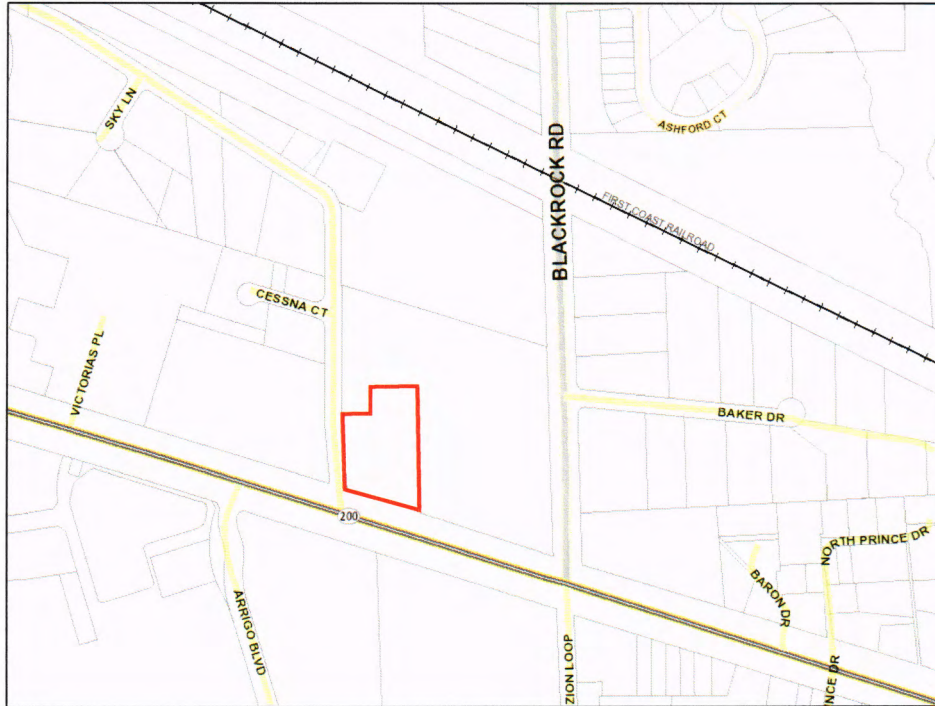
**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified as Commercial Intensive (CI) 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 Nassau Baptist Temple and is identified by the following tax identification numbers, graphic illustration, and legal description:

A portion of Parcel # 25-2N-28-0000-0002-0010



LEGAL DESCRIPTION

A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A, A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF CESSNA DRIVE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°35'29" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF CESSNA DRIVE, 242.96 FEET; THENCE NORTH 88°24'31" EAST, 83.00 FEET; THENCE NORTH 01°35'29" WEST, 87.00 FEET; THENCE NORTH 88°24'31" EAST, 139.00 FEET; THENCE SOUTH 01°35'29" EAST, 405.51 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE NORTH 72°47'52" WEST, ALONG LAST SAID LINE, 234.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.71 ACRES 74,417 SQUARE FEET, MORE OR LESS.

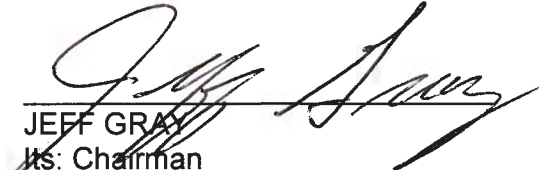
**SECTION 4. EFFECTIVE DATE.**

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

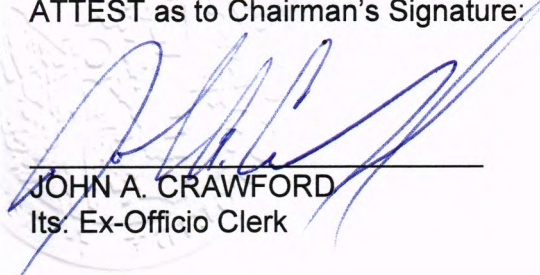
**PASSED AND ADOPTED THIS 25th DAY OF July, 2022.**

BOARD OF COUNTY COMMISSIONERS

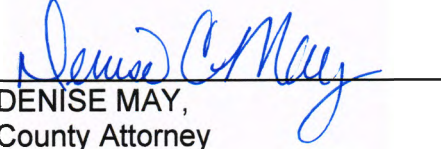
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
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 MAY,  
County Attorney



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

August 3, 2022

Honorable John A. Crawford  
Clerk of the Circuit Court  
Nassau County  
76347 Veteran's Way, Suite 456  
Yulee, Florida 32097

Attention: Heather Nazworth

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2022-022, which was filed in this office on August 2, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh