

**ORDINANCE 2022 - 028**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 0.84 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF HARDY ALLEN ROAD AND OLD NASSAUVILLE ROAD, FROM COMMERCIAL NEIGHBORHOOD (CN) TO GOVERNMENT/PUBLIC USE (GPU); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Nassau County Board of County Commissioners is the owner of one parcel comprising 0.84 acres identified as Tax Parcel No. 27-2N-28-0000-0009-0140 by virtue of Deed recorded at O.R. 2534, page 640 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Nassau County Fire Department filed Application R22-011 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing August 30, 2022 and voted to recommend approval of R22-011 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 Government/Public Use (GPU) zoning complies with the underlying Future Land Use Map (FLUM) designation Commercial (COM); and

**WHEREAS**, the Board of County Commissioners held a public hearing on September 26, 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 Government/Public Use (GPU) 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 Government/Public Use (GPU) 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 rezoned by this Ordinance is owned by Nassau County Board of County Commissioners, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 27-2N-28-0000-0009-0140



LEGAL DESCRIPTION

A PORTION OF SECTION 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 48'04" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 42 A DISTANCE OF 590.27 FEET TO A POINT; THENCE NORTH 04 DEGREES 39'32" WEST, A DISTANCE OF 5847.07 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD; THENCE SOUTH 89 DEGREES 31'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 22'05" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1043.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 39'32" EAST, A DISTANCE OF 250.00 FEET TO A POINT; THENCE SOUTH 85 DEGREES 20'28" WEST, A DISTANCE OF 148.00 FEET TO A POINT; THENCE NORTH 04 DEGREES 39'32" WEST A DISTANCE OF 260.42 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, AFOREMENTIONED; THENCE NORTH 89 DEGREES 22'05" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING.

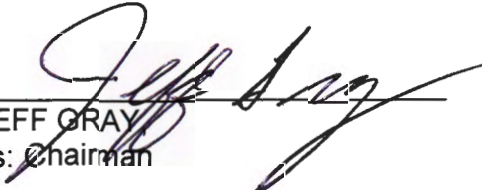
**SECTION 4. EFFECTIVE DATE.**

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

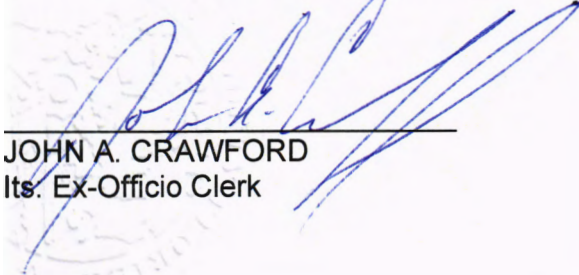
**PASSED AND ADOPTED THIS 26th DAY OF September, 2022.**

BOARD OF COUNTY COMMISSIONERS

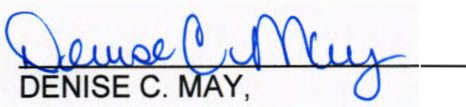
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
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 C. MAY,  
County Attorney



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 28, 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. 2022-028, which was filed in this office on September 28, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh