

**ORDINANCE 2023-041**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 2.73 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF US 1, BETWEEN ANDREWS ROAD AND MURREE ROAD, FROM OPEN RURAL (OR) TO COMMERCIAL, GENERAL (CG); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the development of the lands within this rezoning shall proceed in accordance with the application, dated July 13, 2023, and deemed complete August 10, 2023, in addition to supporting documents and statements of the applicant(s), which are part of application R23-007, as approved by the Board of County Commissioner, and incorporated by reference into and made part hereof; and

**WHEREAS**, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163 Florida Statutes and the Nassau County Land Development Code; and

**WHEREAS**, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

**SECTION 1. FINDINGS**

The rezoning is based on the following Findings of Fact:

- a) Eric Zander and Samantha Pyles are the owners of one parcel comprising approximately 2.73 acres identified as Tax Parcel No. 31-4N-24-2020-0063-0020, by virtue of Deed recorded in O.R. Book 2618, Page 1187 of the Public Records of Nassau County, Florida.
- b) Eric Zander and Samantha Pyles are authorized to file Application R23-007 to rezone the land described herein.
- c) The rezoning to Commercial, General (CG) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Commercial, General (CG) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial (COM).



**A CERTIFIED TRUE COPY**

*John A. Crawford*  
EX-OFFICIO, Clerk of the Board of County Comm.  
Nassau County, Florida  
*By: Heather pro*  
*dlc*

## **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 Eric Zander and Samantha Pyles and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 31-4N-24-2020-0063-0020





## LEGAL DESCRIPTION:

### PARCEL 1:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA PARENT TRACT OF LAND PER DEED, OFFICIAL RECORDS BOOK 2168, PAGE 596 THROUGH 598, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S 01°37'21" E ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 333.83 FEET (DEED); THENCE S 89°41'02" W, A DISTANCE OF 766.34 FEET (DEED) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (AKA STATE ROAD NO. 15, HAVING A 150 FOOT RIGHT OF WAY) AT THE POINT OF BEGINNING, BEING A FOUND 1/2 INCH IRON PIPE, NO CAP AND ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID PARENT TRACT; THENCE S 31°05'15" E (BEARING BASIS FOR THE DEED) ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 177.21 FEET (DEED) 176.83 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, UNREADABLE AT A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE S 79°49'09" W, A DISTANCE OF 408.43 FEET (MEASURED) TO A POINT; THENCE N 06°12'32" W, A DISTANCE OF 113.22 FEET (MEASURED) TO A POINT; THENCE N 71°00'19" E, A DISTANCE OF 341.79 FEET (MEASURED) TO THE POINT OF BEGINNING.

### PARCEL 2:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA PARENT TRACT OF LAND PER DEED, OFFICIAL RECORDS BOOK 2168, PAGE 596 THROUGH 598, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S 01°37'21" E ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 333.83 FEET (DEED); THENCE S 89°41'02" W, A DISTANCE OF 766.34 FEET (DEED) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (AKA STATE ROAD NO. 15, HAVING A 150 FOOT RIGHT OF WAY), BEING A FOUND 1/2 INCH IRON PIPE, NO CAP AND ALSO BEING THE NORTHEAST CORNER OF SAID PARENT TRACT; THENCE S 31°05'15" E (BEARING BASIS FOR THIS DEED) ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 177.21 FEET (DEED) 176.83 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, UNREADABLE AT THE POINT OF BEGINNING; THENCE CONTINUE S 31°05'15" E ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.11 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE, NO CAP AT THE SOUTHEASTERLY CORNER OF THE AFORESAID PARENT TRACT; THENCE S 89°43'08" W (DEED) S 89°43'38" W (MEASURED) ALONG THE SOUTHERLY LINE OF THE AFORESAID PARENT TRACT, A DISTANCE OF 500.05 FEET (MEASURED) TO A POINT ON THE AFORESAID SOUTHERLY LINE; THENCE N 06°12'32" W, A DISTANCE OF 113.22 FEET (MEASURED) TO A POINT; THENCE N 79°49'09" E, A DISTANCE OF 408.43 FEET (MEASURED) TO THE POINT OF BEGINNING.

## **SECTION 4. EFFECTIVE DATE**

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

**ADOPTED THIS 13<sup>th</sup> DAY OF November, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



JOHN F. MARTIN  
Vice-Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:



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JOHN A. CRAWFORD

Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:



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DENISE C. MAY