

ORDINANCE 2020 - _____

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 53.88 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF ROSES BLUFF, BETWEEN BROOKER ROAD AND HAVEN ROAD, FROM OPEN RURAL (OR) TO RESIDENTIAL SINGLE FAMILY 1 (RS-1); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, WFS Family Trust, LLC. is the owner of one parcel comprising 53.88 acre(s) identified as Tax Parcel No. 38-3N-27-0000-0002-0010 by virtue of Deed recorded at O.R. 2325, page 825 of the Public Records of Nassau County, Florida; and

WHEREAS, WFS Family Trust, LLC has authorized SEDA Construction Company to file Application R20-005 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due public notice conducted a public hearing on July 9, 2020 and voted to recommend approval of R20-005 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 Residential Single Family 1 (RS-1) zoning complies with the underlying Future Land Use Map (FLUM) designation of Low Density Residential (LDR); and

WHEREAS, the Board of County Commissioners held a public hearing on July 20, 2020; 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 Residential Single Family 1 (RS-1) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is rezoned and reclassified from Open Rural (OR) to Residential Single Family 1 (RS-1) upon the effective date of the ordinance, the Planning and Economic Opportunity 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 [owner] and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 38-3N-27-0000-0002-0010



LEGAL DESCRIPTION

PART OF THE WATERMAN GRANT, SECTION 38, TOWNSHIP 3 NORTH, RANGE 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA DESCRIBED AS FOLLOWS;

BEGIN AT THE MOST WESTERLY CORNER OF SAID SECTION 38; THENCE NORTH 43°77'15"EAST, ALONG THE NORTHWESTERLY LINE OF SAID SECTION 38, A DISTANCE OF 3311.55 FEET MORE OR LESS THE OMS/ON LINE OF THE UPLANDS AND THE MARSHLANDS OF THE BELLS RIVER; THENCE SOUTHEASTERLY ALONG THE SAID DIVISION LINE OF THE UPLANDS AND THE MARSHLANDS OF THE BELLS RIVER AND FOLLOWING THE MEANDERINGS THEREOF, 670.00 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 640.59 FEET SOUTHEASTERLY OF SAID NORTHWESTERLY LINE OF SAID SECTION 38, WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 43°77'15"WEST, PARALLEL TO THE SAID NORTHWESTERLY LINE OF SECTION 38, A DISTANCE OF 3488.45 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID SECTION 38, THENCE NORTH 46°42'45"WEST. ALONG SAID SOUTHWESTERLY LINE OF SAID SECTION 38, A DISTANCE OF 640.59 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PART LYING IN STATE OR COUNTY ROADS.

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

DANIEL B. LEEPER,
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:

MICHAEL S. MULLIN,
County Attorney