

ORDINANCE 2020 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 152.4 ACRES OF REAL
PROPERTY LOCATED ON THE WEST SIDE OF
BLACKROCK ROAD, NORTH OF SR200/A1A., FROM
OPEN RURAL (OR) AND RESIDENTIAL SINGLE FAMILY-
2 (RS-2) TO A PLANNED UNIT DEVELOPMENT (PUD) TO
BE KNOWN AS "BLACKROCK COVE. PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS Blackrock Cove, LLC; Blackrock Park, LLP; and Anderson, Willyoung, Brewer and Boyett are the owners of four parcels comprising +/-152.4 acres identified as Tax Parcel # 45-3N- 28-0000 -0001-0120, , 37-3N-28-0000-0001-0000 (portion), 50-3N-28-0000-0022-0000(portion)and 45-3N-28-0000-0001-0110 by virtue of Deed recorded at O.R. 1347, page 665, O.R. 1265 page 1191 and O.R. 2387, page 68 of the Public Records of Nassau County, Florida; and

WHEREAS Blackrock Cove, LLC; Blackrock Park, LLP; and Anderson, Willyoung, Brewer and Boyett have authorized Rogers Towers, P.A. to file Application PUD19-001 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 5, 2020 and voted to recommend approval of PUD19-001 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 Planned Unit Development (PUD) zoning complies with the underlying Future Land Use Map (FLUM) designation of Medium Density Residential (MDR); and

WHEREAS, the Board of County Commissioners held a public hearing on December 14, 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 Planned Unit Development (PUD) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02(B), FL.08.01, FL.10.06 and ROS.01.15.

SECTION 2. PROPERTY REZONED

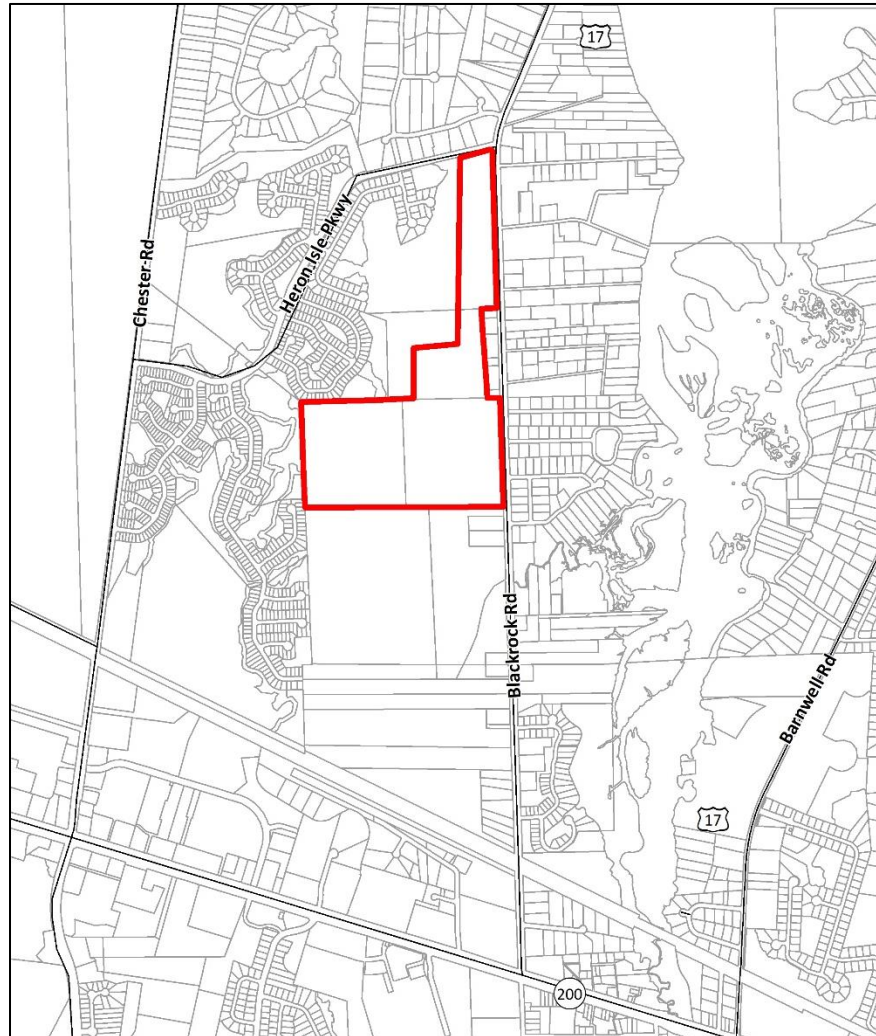
The real property described in Section 3 is rezoned and reclassified to Planned Unit Development (PUD), to be known as "Blackrock Cove" upon the effective date of the ordinance; the Planning and Economic Opportunity Department is authorized to amend the Official Zoning Map to reflect this change.

- A) The Legal Description for the PUD is adopted as shown in Exhibit "A" attached herein.
- B) The Preliminary Development Plan (PDP) for the PUD is adopted as shown in Exhibit "B" attached herein.
- C) The conditions of the PUD, and associated exhibits are adopted as shown in Exhibits "C" through "F" attached herein.

SECTION 3. OWNER AND DESCRIPTION.

The land reclassified by this Ordinance is owned by Blackrock Cove, LLC; Blackrock Park, LLP; and Anderson, Willyoung, Brewer and Boyett and is identified by the following tax identification numbers, graphic illustration, and legal description as shown in Exhibit "A":

Parcel # 45-3N- 28-0000 -0001-0120, , 37-3N-28-0000-0001-0000 (portion), 50-3N-28-0000-0022-0000(portion)and 45-3N-28-0000-0001-0110



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

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF SECTIONS 37, 45 AND 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 45; THENCE NORTH 89°06'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 1,109.69 FEET; THENCE NORTH 00°53'29" WEST, ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1265, PAGE 1189, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 650.00 FEET; THENCE NORTH 89°06'31" EAST A DISTANCE OF 925.00 FEET; THENCE NORTH 00°53'23" WEST A DISTANCE OF 2,389.38 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HERON ISLES PARKWAY (AN 80 FOOT RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF HERON ISLES PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 218, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 77°03'26" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 438.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 104°43'35", AN ARC DISTANCE OF 54.83 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 50°35'15" EAST A DISTANCE OF 47.51 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD (A 100 FOOT RIGHT-OF-WAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7454-150 AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,414.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 03°19'36", AN ARC DISTANCE OF 82.13 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 00°06'44" WEST A DISTANCE OF 82.12 FEET; THENCE SOUTH 01°32'29" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,886.07 FEET TO INTERSECT THE NORTHERLY LINE OF SECTION 38, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 87°41'19" WEST, ALONG THE NORTH LINE OF SAID SECTION 38, A DISTANCE OF 199.83 FEET TO THE NORTHWEST CORNER OF SAID SECTION 38; THENCE SOUTH 03°32'41" EAST, ALONG THE WEST LINE OF SAID SECTION 38, A DISTANCE OF 1,128.34 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 38; THENCE NORTH 89°06'31" EAST, ALONG THE SOUTH LINE OF SAID SECTION 38, A DISTANCE OF 160.38 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACKROCK ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 01°32'29" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD, A DISTANCE OF 1,388.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1347, PAGE 655, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 89°34'38" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 1,236.55 FEET; THENCE NORTH 89°33'24" WEST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 516, PAGE 1281, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,281.55 FEET TO INTERSECT THE WEST LINE OF SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 02°12'46" WEST, ALONG THE WEST LINE OF SAID SECTION 45, A DISTANCE OF 1,330.67 FEET TO THE POINT OF BEGINNING.