

ORDINANCE 2020 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 1.67 ACRES OF REAL
PROPERTY LOCATED ON THE EAST SIDE OF FIRST
COAST HWY., BETWEEN TRADEWINDS WAY AND
PLANTATION OAKS LANE, FROM RESIDENTIAL
SINGLE-FAMILY 1 (RS-1) TO RESIDENTIAL GENERAL 1
(RG-1); PROVIDING FOR FINDINGS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, James E. Aberson and Amy A. Beverly are the owners of one parcel comprising 1.67 acres identified as Tax Parcel No. 00-00-30-0760-0006-0020 by virtue of Deed recorded at O.R.729, page 658 of the Public Records of Nassau County, Florida; and

WHEREAS James E. Aberson and Amy A. Beverly has authorized Oglethorpe Development LLC, to file Application R20-011 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on _____, 2020 and voted to recommend approval of R20-011 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 Residential General 1 (RG-1) zoning complies with the underlying Future Land Use Map (FLUM) designation of High Density Residential (HDR); and

WHEREAS, the Board of County Commissioners held a public hearing on _____, 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 General 1 (RG-1) 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 Residential General 1 (RG-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 reclassified by this Ordinance is owned by, James E. Aberson and Amy A. Beverly and is identified by the following tax identification number, graphic illustration, and legal description:

Parcel # 00-00-30-0760-0006-0020



LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 729, PAGE 658;

A PORTION OF LOT 6, OF A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN DEED BOOK "R", PAGE 394.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 6 AFOREMENTIONED; AND RUN NORTH 18°04'40" WEST ALONG THE EASTERLY R/W LINE OF STATE ROAD NO. 105, A-1-A (A 200.00 FOOT RIGHT-OF-WAY), A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED NORTH 18°04'40" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 167.75 FEET; RUN THENCE NORTH 51°55'20" EAST, A DISTANCE OF 78.60 FEET; RUN THENCE NORTH 79°48'20" EAST, A DISTANCE OF 48.90 FEET; RUN THENCE NORTH 10°11'40" WEST, A DISTANCE OF 25.90 FEET; RUN THENCE NORTH 51°55'20" EAST, A DISTANCE OF 331.35 FEET; RUN THENCE SOUTH 18°04'40" EAST, A DISTANCE OF 167.75 FEET; RUN THENCE SOUTH 51°55'20" WEST, A DISTANCE OF 465.25 FEET TO THE POINT OF BEGINNING.

THE PORTION OF LAND THUS DESCRIBED CONTAINS 1.670 ACRES MORE OR LESS

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

THOMAS FORD,
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