

**ORDINANCE 2021 - \_\_\_\_\_**

**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 have authorized Oglethorpe Development LLC, to file Application R21-002 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on November 16, 2021 and voted to recommend approval of R21-002 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 December 13, 2021; 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.

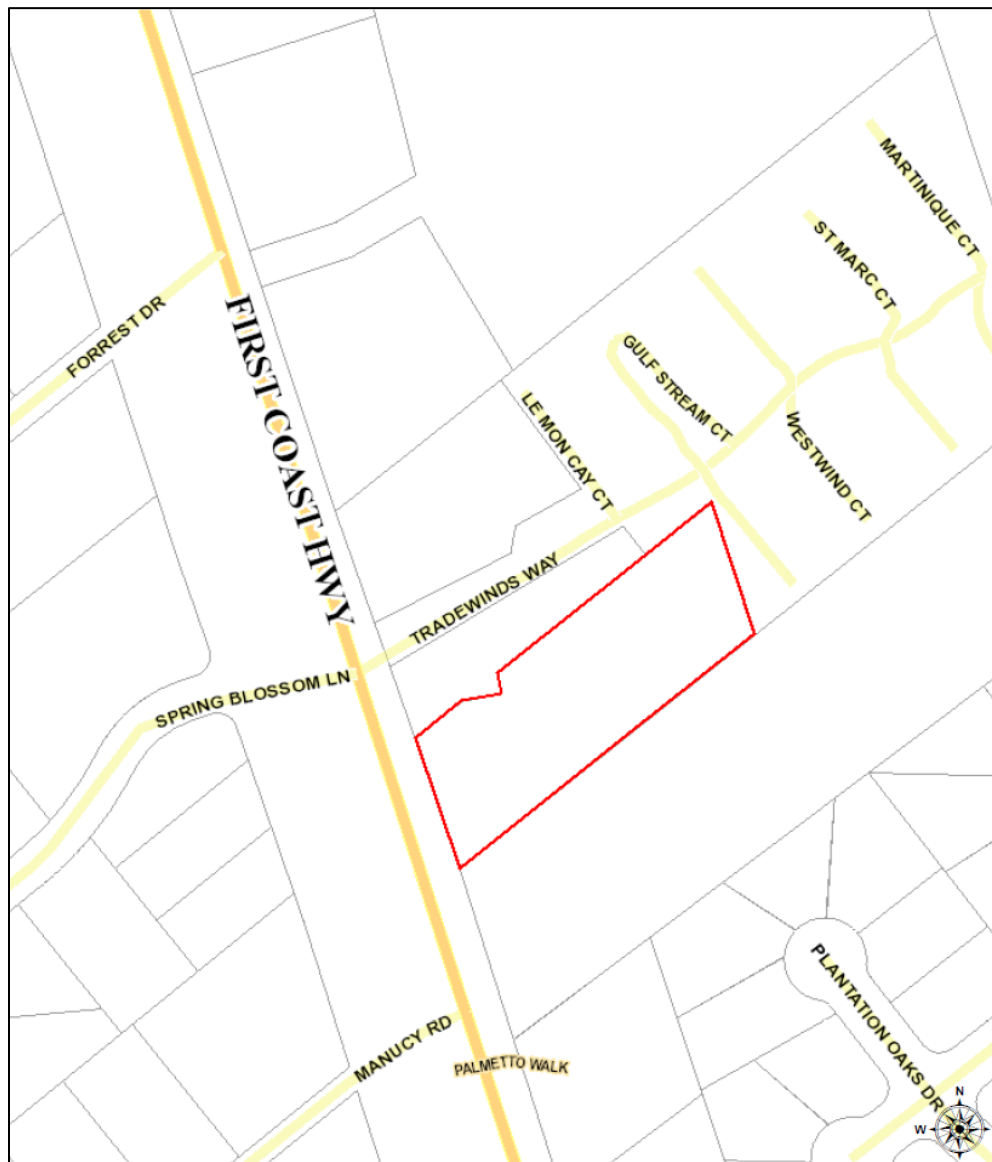
## **SECTION 2. PROPERTY REZONED.**

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 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 \_\_\_\_\_, 2021.**

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