

ORDINANCE 2022 - _____

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 61.0 ACRES OF REAL
PROPERTY LOCATED AT THE NORTHEAST TERMINUS
OF BROOKER ROAD, WEST OF THE BELLS RIVER,
FROM OPEN RURAL (OR) TO RESIDENTIAL SINGLE-
FAMILY 1 (RS-1); PROVIDING FOR FINDINGS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Belles River Project LLC and Sugar Pointe Land & Timber LLC are the owners of two parcels comprising 61.0 acres identified as Tax Parcel Nos. 39-3N-27-0000-0001-0000 and 39-3N-27-0000-0001-0010 by virtue of Deed recorded at O.R. 1753, page 1394 and O.R. 1972, page 1972 of the Public Records of Nassau County, Florida; and

WHEREAS, Belles River Project LLC and Sugar Pointe Land & Timber LLC have authorized Sandy Oaks Development Inc. to file Application R22-007 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on August 30, 2022 and voted to recommend approval of R22-007 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 September 26, 2022; 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.

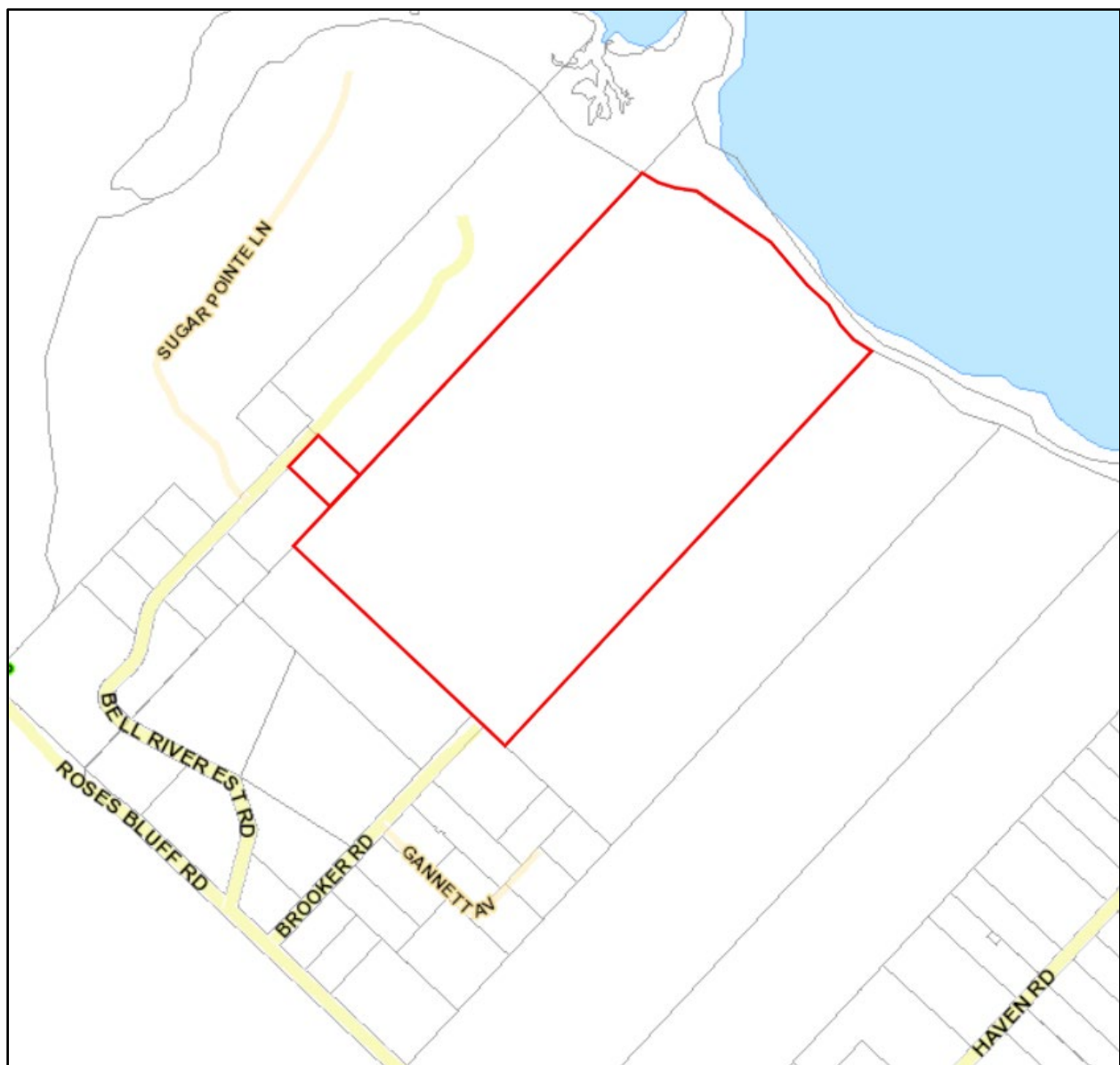
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified as Residential Single-Family 1 (RS-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 Belles River Project LLC and Sugar Pointe Land & Timber LLC and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 39-3N-27-0000-0001-0000 and 39-3N-27-0000-0001-0010



LEGAL DESCRIPTION

PARCEL A:

A PORTION OF SECTION 39, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE MOST SOUTHERN CORNER OF SECTION 39 AFORESAID; THENCE NORTH 43 DEGREES 19 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SECTION, A DISTANCE OF 1243.50 FEET A POINT; THENCE NORTH 46 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 593.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 43 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 2163 FEET, MORE OR LESS, TO THE APPROXIMATE EDGE OF THE MARSHLANDS TO A POINT DESIGNATED AS REFERENCE POINT "A" FOR THIS DESCRIPTION; THENCE RETURN TO THE POINT OF BEGINNING AND RUN THENCE NORTH 46 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 1185.75 FEET TO A POINT; THENCE NORTH 43 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 2063.77 TO AN IRON PIPE LOCATED AT THE APPROXIMATE EDGE OF THE MARSHLANDS; THENCE SOUTHEASTERLY ALONG SAID APPROXIMATE EDGE OF MARSHLANDS A DISTANCE OF 1190 FEET, MORE OR LESS, TO REFERENCE POINT "A" AFOREMENTIONED AND THE CLOSE OF THIS DESCRIPTION

SUBJECT TO A 66 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 83, PAGE 171, PUBLIC RECORDS OF SAID NASSAU COUNTY.

AND SUBJECT TO A 66.00 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE WESTERLY LINE OF SAID PROPERTY LOCATED BETWEEN THE SOUTHERLY LINE OF SAID PROPERTY TO THE AFOREMENTIONED EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 83, PAGE 171.

ALONG WITH

PARCEL B:

A PORTION OF THE E. WATERMAN GRANT, SECTION 39, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE WESTERLY CORNER OF SAID SECTION 39, SAID CORNER BEING COMMON TO SECTIONS 39, 40, 41 AND 50, TOWNSHIP AND RANGE AFORESAID; AND RUN SOUTH 46° 42' 45" EAST ALONG THE DIVISION LINE OF SECTIONS 39 AND 50 A DISTANCE OF 2,846.90 FEET; RUN THENCE NORTH 43° 30' EAST A DISTANCE OF 1,464.02 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 43° 30' EAST A DISTANCE OF 173.58 FEET; RUN THENCE NORTH 46° 42' 45" WEST A DISTANCE OF 236.0 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A 60 FOOT EASEMENT; RUN THENCE SOUTH 43° 30' WEST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 172.89 FEET; RUN THENCE SOUTH 46° 30' EAST A DISTANCE OF 236.0 FEET TO THE POINT OF BEGINNING.

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2022.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

JEFF GRAY,
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:

DENISE C. MAY,
County Attorney