

**ORDINANCE 2023-\_\_\_\_\_**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 206.16 ACRES OF REAL PROPERTY LOCATED AT THE TERMINUS OF HENDRICKS ROAD, FROM OPEN RURAL (OR) TO RESIDENTIAL SINGLE FAMILY 2 (RS-2); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the development of the lands within this rezoning shall proceed in accordance with the application, dated July 26, 2022, a reasonable extension of time was granted to allow this application to be pursued pursuant F.S. 125.022 and acknowledged by applicant on September 15, 2023, in addition to supporting documents and statements of the applicant(s), which are part of application R22-013, as approved by the Board of County Commissioner, and incorporated by reference into and made part hereof; and

**WHEREAS**, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163 Florida Statutes and the Nassau County Land Development Code; and

**WHEREAS**, after public hearing and upon consideration of the application, supporting documents, statements of the applicant, correspondence and evidence received, analysis of staff, and recommendation of the Planning and Zoning Board, the Board of County Commissioners finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

**SECTION 1. FINDINGS**

The rezoning is based on the following Findings of Fact:

- a) Patriot Ridge LLP is the owner of three parcels comprising approximately 206.16 acres identified as Tax Parcel No. 31-2N-28-0000-0002-0000, 31-2N-28-0000-0002-0010, 31-2N-28-0000-0002-0040, 31-2N-28-0000-0002-0060, by virtue of Deeds recorded in O.R. Book 2527, Page 1599 and O.R. Book 2572, Page 1278 of the Public Records of Nassau County, Florida.
- b) Patriot Ridge LLP has authorized Greg Matovina to file Application R22-013 to rezone the land described herein.
- c) The rezoning to Residential Single Family 2 (RS-2) is consistent with the goals, objectives, and policies of the 2030 Comprehensive Plan.
- d) The Residential Single Family 2 (RS-2) zoning complies with the underlying Comprehensive Plan Future Land Use Map (FLUM) designation of Low Density Residential (LDR).

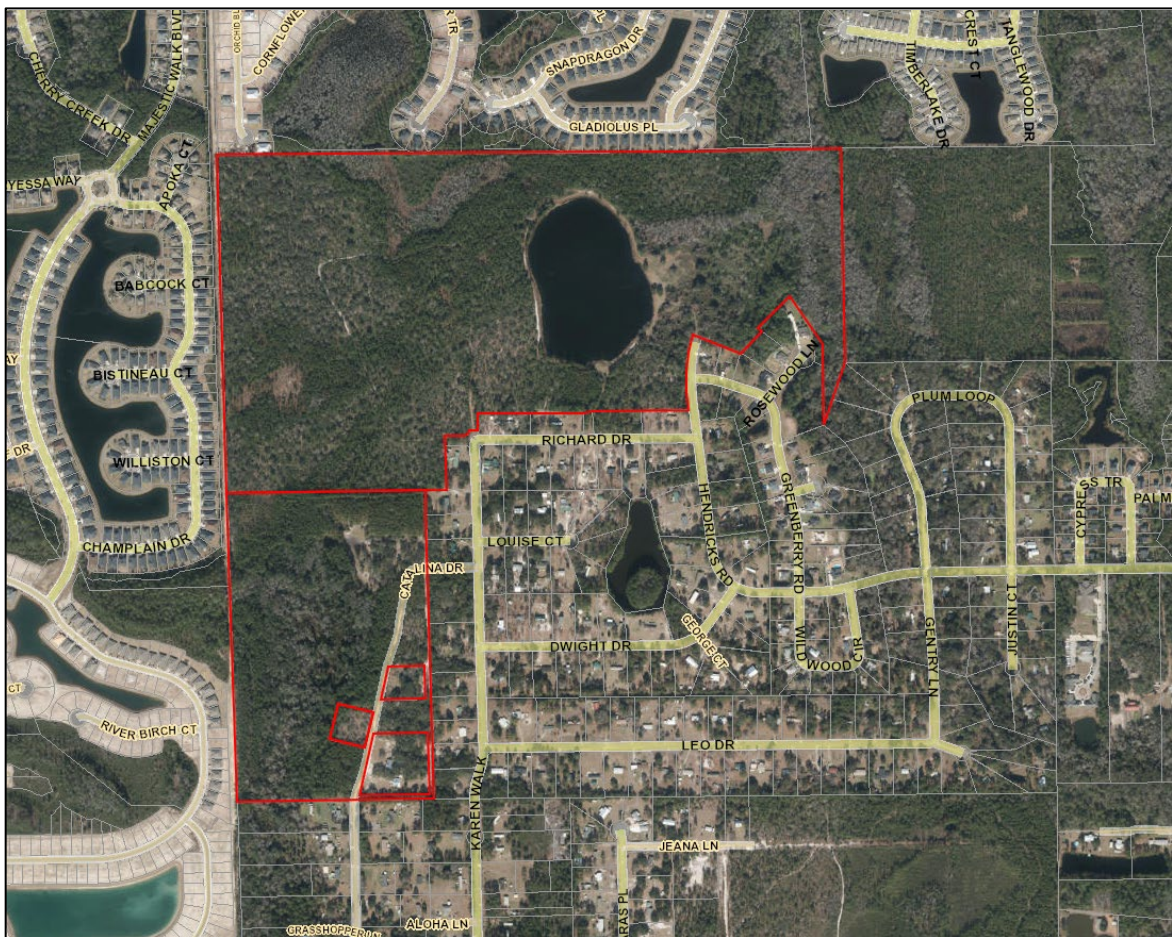
## **SECTION 2. PROPERTY REZONED**

The real property described in Section 3 is rezoned and reclassified as Residential Single Family 2 (RS-2) 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 Patriot Ridge LLP. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 31-2N-28-0000-0002-0000, 31-2N-28-0000-0002-0010, 31-2N-28-0000-0002-0040, 31-2N-28-0000-0002-0060



## LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTIONS 31 AND 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING RESIDUE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 805, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 1565, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2298, PAGE 292, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 710, PAGE 1214, RESIDUE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 855, PAGE 1174 AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 169, PAGE 111, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL 1

RESIDUE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 805

CONTAINING 155.33 ACRES, MORE OR LESS

BEGIN AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 89°37'56" EAST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 3,962.89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 31; THENCE SOUTH 00°50'54" EAST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 31, A DISTANCE OF 1,349.19 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 2, OF "WILLOWBRANCH ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 58, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 183°36" WEST, ALONG THE PERIMETER OF SAID "WILLOWBRANCH ACRES", A DISTANCE OF 415.84 FEET TO THE SOUTHWESTERLY CORNER OF LOT 6, BLOCK 2, OF SAID "WILLOWBRANCH ACRES", ALSO BEING THE SOUTHEAST CORNER OF LOT 16, "ROSEWOOD MEADOWS UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 309, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 01°58'45" WEST, ALONG THE PERIMETER OF SAID "ROSEWOOD MEADOWS UNIT TWO", A DISTANCE OF 508.44 FEET; THENCE NORTH 34°36'10" WEST, ALONG THE NORTHEASTERLY LINE OF LOT 15, "ROSEWOOD MEADOWS UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 309, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 323.05 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 15; THENCE CONTINUE NORTH 34°36'10" WEST, ALONG THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID LOT 15, A DISTANCE OF 40.46 FEET; THENCE SOUTH 45°56'40" WEST, ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1941, PAGE 768, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 273.88 FEET; THENCE SOUTH 52°49'36" EAST, ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1941, PAGE 768, A DISTANCE OF 40.53 FEET; THENCE ALONG THE PERIMETER OF SAID "ROSEWOOD MEADOWS UNIT TWO, THE FOLLOWING FIVE COURSES: (1) THENCE SOUTH 46°20'14" WEST A DISTANCE OF 207.97 FEET; (2) THENCE NORTH 67°34'01" WEST A DISTANCE OF 328.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DAPHNE DRIVE (PLAT) HENDRICKS ROAD (POSTED) (A 60-FOOT RIGHT-OF-WAY), SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF



## LEGAL DESCRIPTION:

1,715.79 FEET; (3) THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAPHNE DRIVE (PLAT) HENDRICKS ROAD (POSTED) AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0339'34", AN ARC DISTANCE OF 109.59 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 1204'57" WEST A DISTANCE OF 109.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 942.03 FEET; (4) THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1753'11", AN ARC DISTANCE OF 294.08 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 0140'35" WEST A DISTANCE OF 292.89 FEET TO THE POINT OF TANGENCY; (5) THENCE SOUTH 0739'00" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.43 FEET TO THE NORTHEAST CORNER OF LOT 1, "OAK HILL ESTATES UNIT TWO" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THENCE ALONG THE PERIMETER OF SAID "OAK HILL ESTATES UNIT TWO", THE FOLLOWING NINE (9) COURSES; (1) THENCE SOUTH 8932'59" WEST A DISTANCE OF 612.03 FEET; (2) THENCE SOUTH 0134'37" EAST A DISTANCE OF 11.50 FEET; (3) THENCE SOUTH 8945'41" WEST A DISTANCE OF 729.79 FEET; (4) THENCE SOUTH 0139'45" EAST A DISTANCE OF 105.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RICHARD DRIVE; (5) THENCE NORTH 8906'39" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.25 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; (6) THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9013'14", AN ARC DISTANCE OF 49.76 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 4348'51" WEST A DISTANCE OF 42.88 FEET TO THE POINT OF TANGENCY; (7) THENCE SOUTH 8937'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.51 FEET; (8) THENCE SOUTH 0135'43" EAST A DISTANCE OF 338.28 FEET; (9) THENCE SOUTH 8825'18" WEST A DISTANCE OF 134.33 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 169, PAGE 111, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 8940'23" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 1,249.47 FEET TO THE WEST LINE OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 0132'24" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2,130.88 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION:

### PARCEL I

THE SOUTH ONE THOUSAND NINE HUNDRED FIFTY FEET (1950') OF THE WEST ONE THOUSAND TWO HUNDRED FIFTY FEET (1250') OF THE NORTH FOUR THOUSAND EIGHTY-ONE AND A HALF FEET (4081.50') OF SECTION THIRTY-ONE (31) LYING AND BEING IN TOWNSHIP TWO (2) NORTH, RANGE TWENTY EIGHT (28) EAST, NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT THE LANDS CONVEYED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 194, PAGE 652 AND OFFICIAL RECORDS BOOK 194, PAGE 653 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 860, PAGE 1577, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

### PARCEL II

A PORTION OF THE SOUTH 1,950.0 FEET OF THE WEST 1,250.0 FEET OF THE NORTH 4,081.50 FEET OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31 AFORESAID AND RUN NORTH 1°-47'-46" WEST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1,269.87 FEET TO THE NORTH LINE OF A 30.0 FOOT EASEMENT; RUN THENCE NORTH 89°-25'-28" EAST ALONG SAID NORTH LINE, A DISTANCE OF 743.33' FEET; RUN THENCE NORTH 13°-11'-49" EAST, A DISTANCE OF 306.52 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558 FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 13°-11'-49" EAST, A DISTANCE OF 230.0 FEET TO, A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558, SAID IRON PIPE BEING DESIGNATED AS POINT "A" IN THIS DESCRIPTION; RUN THENCE NORTH 76°-48'-11" WEST, A DISTANCE OF 230.0 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558; RUN THENCE SOUTH 13°-11'-49" WEST, A DISTANCE OF 230.0 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558; RUN THENCE SOUTH 76°-48'-11" EAST, A DISTANCE OF 230.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES:

SAID EASEMENT BEING A 30.0 FOOT STRIP OF LAND THAT LIES EASTERLY OF AND ADJOINS THE FOLLOWING DESCRIBED LINE: BEGIN AT POINT "A" MENTIONED IN THE FOREGONE DESCRIPTION AND RUN SOUTH 13°-11'-49" WEST, A DISTANCE OF 567.41 FEET TO THE NORTHERN TERMINUS OF STEVEN ROAD FOR THE TERMINATION POINT. THE RIGHT-OF-WAY LINES OF THIS EASEMENT SHALL BE SHORTENED OR LENGTHENED TO CORRESPOND WITH EXISTING RIGHT-OF-WAY OR PROPERTY LINES.

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

\_\_\_\_\_  
KLYNT A. FARMER  
Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:

\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

\_\_\_\_\_  
DENISE C. MAY