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ORDINANCE NO. 91 - 13  
AMENDMENT TO ORDINANCE NO. 83-19  
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida, and

WHEREAS, ROWAN DEVELOPMENT COMPANY, owner of the real property described in this Ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of the property from RESIDENTIAL, SINGLE FAMILY-1 (RS-1) to RESIDENTIAL, SINGLE FAMILY-2 (RS-2).

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall comprehensive zoning ordinance and orderly development of the County of Nassau, Florida, and the specific area;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1: PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from RESIDENTIAL, SINGLE FAMILY-1 (RS-1) to RESIDENTIAL, SINGLE FAMILY-2 (RS-2), as defined and classified under the zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by ROWAN DEVELOPMENT COMPANY, and is described as follows:

See Exhibit "A" attached hereto and made  
a part hereof by specific reference.

SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of

County Commissioners of Nassau County, Florida.

ADOPTED this 20<sup>th</sup> day of May, 1991.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

ATTEST:   
T.J. GREESON  
Its: Ex-Officio Clerk


BY:   
JIM B. HIGGINBOTHAM  
Its: Chairman

EXHIBIT "A"WINDWARD COVE

CAPTION: THE WESTERLY SEVEN-TENTH OF LOT 21, A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN DEED BOOK Y, PAGE 128.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST WESTERY CORNER OF JACOBSON SUBDIVISION, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN PLAT BOOK 5, PAGE 238 AND RUN NORTH 52°23'22" EAST ALONG THE SOUTHEASTERLY LINE OF PLANTATION OAKS, UNIT ONE, ACCORDING TO PLAT RECORDED IN SAID PUBLIC RECORDS, IN PLAT BOOK 4, PAGE 116, A DISTANCE OF 453.74 FEET; RUN THENCE SOUTH 38°15'12" EAST, A DISTANCE OF 659.75 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SCOTT ROAD-AMÉLIA (A 29.2 R.O.W.); RUN THENCE SOUTH 51°57'22" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 453.69 FEET; RUN THENCE NORTH 38°15'20" WEST ALONG THE EASTERLY LINE OF JACOBSON SUBDIVISION AFORE MENTIONED AND THE SOUTHERLY EXTENSION OF SAID EASTERN LINE, A DISTANCE OF 663.18 FEET TO THE POINT OF BEGINNING. THE PORTION OF LAND THUS DESCRIBED CONTAINING 6.889 ACRES, MORE OR LESS.

APPLICATION FOR THE REZONING OF LAND

00-00-30-090C-0000-0000  
Parcel Identification Number

60/24 N  
Map Number

1  
Commission District

502  
Census Tract

R-91-02  
Application Number

3/28/91  
Date Filed

TO: THE ZONING BOARD AND COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

The undersigned hereby applies for rezoning of land described as follows:

1. Legal description of land sought to be rezoned: Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, Plat Book 5, Page 294, Other: THE WESTERLY SEVEN-TENTH OF LOT 21, A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY FLORIDA  
**WINWARD COVE S/D RECORDED IN NASSAU CO.**

See ATTACHED MAP ←

2. Location: On the NE side of Scott Rd. (Amelia, Rd.) (Street) between Amelia Parkway (Street) and A1A (Street)

3. The name and address of the owner as shown in the public records of Nassau County: Rowan Development Company  
P.O. Box 2281, Valdosta Ga. 31604

4. Current zoning district classification: RS-1

5. Zoning district classification requested: RS-2

6. Comprehensive Plan Future Land Use Map projects subject property type land use as: \_\_\_\_\_ Please provide statement how you feel this application is compatible with the Comprehensive Land Use Plan.

7. The names and addresses of all property owners within 300 feet of this parcel are as shown on the attached list.

8. The parcel for which rezoning is sought is currently improved and/or used as follows: S/F dwellings

9. The reason rezoning is being sought and supporting data as to why such change should be made is as follows: TO CHANGE THE DISTANCE AT THE SET BACK LINE FROM 90' (RS1) TO 75' (RS2). THIS WILL ONLY AFFECT LOTS 6, 7, 8, 10, 12, 13, 17, 18, 19. THE LOT DENSITY WILL REMAIN THE SAME AS THE ATTACHED RECORDED PLAN. SUPPORTING DATA IS ATTACHED EXHIBIT A + B + C

10. Total area of parcel to be rezoned is: 6.889 ACRES

11. Minimum average width and street frontage of parcel sought to be rezoned is: Width \_\_\_\_\_ Frontage 453.69 ft

12. Has any application been submitted for a Zoning Exception, Zoning Variance, or for the Rezoning of any portion of the parcel included in this application within the past two years? Yes If so give details of such application and final disposition. Asked for a variance To the set back of 9' To save large oak Trees (Feb 5 1991) The variance was granted

In filing this Rezoning Application, the undersigned understands it becomes a part of the official records of the Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: By Rowan Development Company  
By Rex Rowan President

Signature of Agent: \_\_\_\_\_

Address: P.O. Box 1545 Fernandina Bch Fl.

Telephone: Off - 904-277-8519 Home (904) 277-6906 32034

Select newspaper for legal notice.

Fernandina Beach News Leader X

Nassau County Record \_\_\_\_\_