

ORDINANCE NO. 2007-12
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 48.91 ACRES OF REAL PROPERTY LOCATED EAST OF EDWARDS STREET FROM OPEN RURAL (OR) TO RESIDENTIAL SINGLE-FAMILY TWO (RS-2); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, West 95, LLC, owners of the real property described in this Ordinance, filed Application R07-005 for a rezoning and reclassification of the property from OPEN RURAL (OR) to Residential Single-Family Two (RS-2); and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on May 1, 2007 and voted to recommend approval of the rezoning request to the Residential Single-Family Two (RS-2) district to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall Comprehensive Land Use Plan 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. FINDINGS: That the proposed rezoning to RS-2 is generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan in particular Policy 1.02.03 of the Future Land Use Element.

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified from OPEN RURAL (OR) to RESIDENTIAL SINGLE-FAMILY TWO (RS-2) as defined and classified under the Zoning Ordinance, Nassau County, Florida. The Official Zoning Map shall be amended to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this

Ordinance is owned by West 95, LLC, and is described as follows:

PARCEL "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 13, A PORTION OF GOVERNMENT LOT 1 AND A PORTION OF GOVERNMENT LOT 2, ALL IN TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA (BEING A PORTION OF LANDS AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN BOOK 738, PAGE 887, OF THE OFFICIAL RECORDS OF NASSAU COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200-A1A (A VARIED RIGHT-OF-WAY BY FLORIDA D.O.T. SECTION No. 74160-2401) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY) AND RUN SOUTH 08°-11'-00" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 890.87 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 850.76 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 14°-16'-40" EAST; RUN THENCE SOUTH 20°-22'-20" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 277.95 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 850.76 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 14°-16'-40" EAST; RUN THENCE SOUTH 06°-00'-20" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2634.67 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 06°-30'-20" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1391.52 FEET TO A POINT; RUN THENCE NORTH 88°-50'-49" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2054.85 FEET TO A POINT; RUN THENCE SOUTH 01°-22'-25" EAST, A DISTANCE OF 761.41 FEET TO A POINT; RUN THENCE SOUTH 73°-18'-08" EAST, TO AND ALONG THE NORTHERLY LINE OF NASSAU LANDING SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 84-85, PUBLIC RECORDS OF SAID COUNTY) A DISTANCE OF 1330.63 FEET TO A POINT FOR THE POINT OF BEGINNING, SAID POINT BEING A SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF RIVER GLEN, LLC (ACCORDING TO BOOK 1330, PAGE 53, OFFICIAL RECORDS OF SAID COUNTY). FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 05°-36'-10" EAST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1314.20 FEET TO A POINT; RUN THENCE NORTH 90°-00'-00" EAST, ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1538.69 FEET TO A POINT LYING ON A WESTERLY LINE OF LANDS NOW OR FORMERLY OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (ACCORDING TO BOOK 1313, PAGE 786, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 13°-23'-31" WEST, ALONG A WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 628.86 FEET TO A POINT; RUN THENCE SOUTH 48°-09'-17" EAST, ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 311.01 FEET TO A POINT; RUN THENCE SOUTH 38°-37'-27" EAST, ALONG LAST MENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 305.90 FEET TO A POINT; RUN THENCE SOUTH 76°-26'-14" WEST, ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 627.55 FEET TO A POINT; RUN THENCE NORTH 01°-43'-08" WEST, ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 285.21 FEET TO A POINT; RUN THENCE SOUTH 69°-29'-42" WEST, ALONG A NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 269.44 FEET TO A POINT; RUN THENCE SOUTH 06°-55'-15" WEST, ALONG A WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 597.86 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED NASSAU LANDING SUBDIVISION; RUN THENCE NORTH 73°-18'-08" WEST, ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 1045.03 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 48.51 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN. THE DEVELOPABLE LAND AREA OF THIS DESCRIPTION AND DENSITY ENTITLEMENT OF THE

PARCEL WILL BE DETERMINED BY THE CONSERVATION (WETLAND) JURISDICTIONAL LINE AS ESTABLISHED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective upon its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

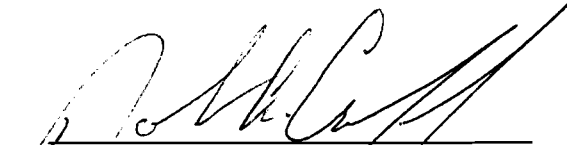
PASSED and ADOPTED this 11th **day of** June, **2007.**

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

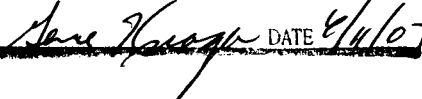


JIM B. NIGGINBOTHAM
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

REVIEWED BY GENE KNAGA
DEPUTY COMPTROLLER
 DATE 6/6/07

Approved as to form and legality by the
Nassau County Attorney:



DAVID A. HALLMAN