

ORDINANCE 2013 - 04

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 2.12 ACRES OF REAL
PROPERTY LOCATED AT 96283 AND 96304 FREEMAN
ROAD, YULEE, FROM RESIDENTIAL MOBILE HOME
(RMH) TO RESIDENTIAL SINGLE FAMILY 1 (RS-1);
PROVIDING FOR FINDINGS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Annette Burton is the owner of the 2.12 acre parcel identified as Tax Parcel #' 50-3N-28-0000-0039-0000 by virtue of Deed recorded at O.R. 1751, page 138 of the Public Records of Nassau County, Florida; and

WHEREAS, Annette Burton has authorized Curtis Deming to file Application R13-001 to change the zoning classification of the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on February 19, 2013 and voted to recommend approval of R13-001 to the Commission; and

WHEREAS, the proposed RS-1 zoning complies with the underlying Future Land Use Map (FLUM) designation of Medium Density Residential; 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 Board of County Commissioners held a public hearing on March 11, 2013; 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, in particular Policies FL.01.02(B) and FL.07.01 of the Future Land Use Element.

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified to Residential Single Family 1 (RS-1) upon the effective date of the ordinance; the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

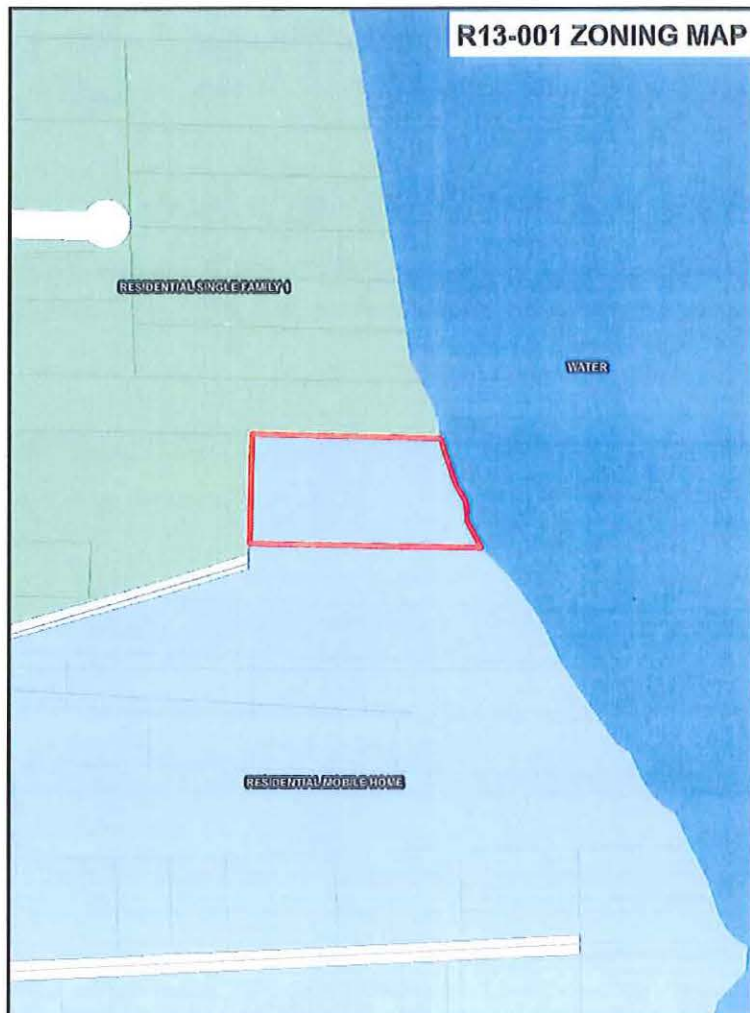
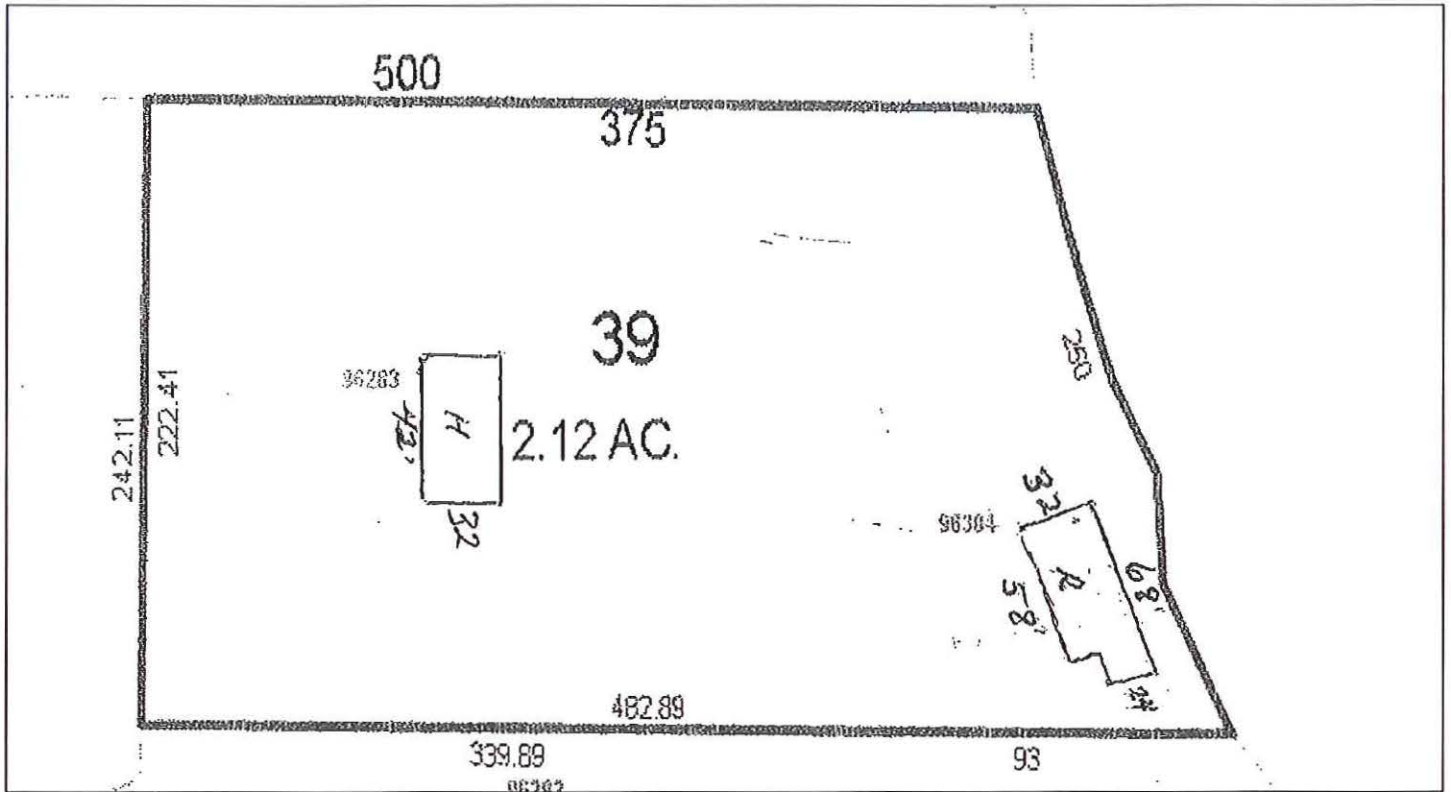
SECTION 3. OWNER AND DESCRIPTION: The land reclassified by this Ordinance is owned by Annette Burton, and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

50-3N-28-0000-0039-0000

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate, lying and being in Section Fifty (50), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida, and being further known and described as part of the land described in Deed Book 232, Page 71 and Deed Book 205, Page 64 all in the Public Records of said Nassau County, and being more particularly described by metes and bounds as follows:

For a point of reference state at the Northwest corner of Section Thirty-eight (38) of said Township and Range; thence go North Eighty-seven (87) degrees, Fifty-seven (57) minutes East along the line between Sections Thirty-eight (38) and Fifty (50), for Two Hundred Forty-nine and Eight Tenths (249.8) feet to the center of pavement and One Hundred (100.0) foot right of way of State Road No. 107; thence go North One (01) degree, Forty-seven (47) minutes West along the center of said road for One Thousand Eight Hundred Eighty-five and Eight Tenths (1885.8) feet to point of curvature to right; thence follow curve to the right along center of said road for Six Hundred Twenty-nine and Five Tenths (629.5) feet to a point of tangency (for curve data see plat recorded in deed in Deed Book 207, Page 138, Public Records of Nassau County, Florida); thence continue along center of said road North Twenty-four (24) degrees, Thirty-nine (39) minutes East for Two Hundred Ninety-two (292.0) feet; thence go at right angles Easterly for Fifty (50.0) feet to the Easterly right of way of said road; thence South Eighty-eight (88) degrees, Forty-four (44) minutes, Twenty-five (25) seconds East, One Thousand Two Hundred Seventy-five and Fifty-four Hundredths (1275.54) feet along the Southerly line of Lot Three (3) (See Deed Book 207, page 138 for Plat); to point of beginning "A"; thence continue the same Three Hundred Thirty-nine and Eighty-nine Hundredths (339.89) feet to an iron set approximately Ninety-three (93.0) feet from the bank of Lanceford Creek; thence continue the same to said bank, Northwesterly along said bank Two Hundred Thirty (230.0) feet, more or less, North Eighty-eight (88) degrees, Fifty-four (54) minutes, Two (02) seconds West approximately Thirty-six (36.0) feet to an iron whose bearing and distance from the above mentioned iron are North One (01) degree, Nineteen (19) minutes, Fifty-three (53) seconds East, Two Hundred Twenty-eight and Thirty-six Hundredths (228.36) feet; thence North Eighty-eight (88) degrees, Fifty-four (54) minutes, Two (02) seconds West, Three Hundred Thirty-nine and Eighty-nine Hundredths (339.89) feet along the Northerly line of Lot Two (2) (See Deed Book 207, page 138 for Plat); thence South One (01) degree, Nineteen (19) minutes, Fifty-three (53) seconds West, Two Hundred Twenty-seven and Forty-one Hundredths (227.41) feet to point of beginning "A".



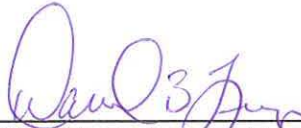
SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 11th DAY OF March, 2013.


BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

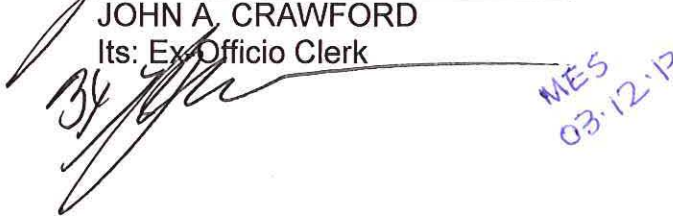


DANIEL B. LEEPER,
Its: Chairman

ATTEST as to Chairman's Signature:

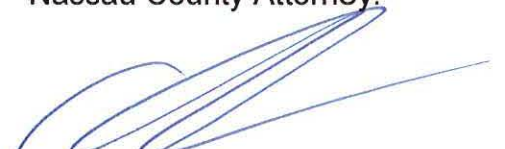


JOHN A. CRAWFORD
Its: Ex Officio Clerk



MES
03-12-13

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



DAVID A. HALLMAN,
County Attorney