

**ORDINANCE 2015 - 17**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 85.3 ACRES OF REAL  
PROPERTY LOCATED ON THE EAST SIDE OF OLD  
NASSAUVILLE ROAD (CR107), BETWEEN  
WOODBIDGE PKWY. AND COLLEGE PKWY FROM  
OPEN RURAL (OR) TO RESIDENTIAL SINGLE FAMILY-2  
(RS-2); PROVIDING FOR FINDINGS; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Spencer Williams Ventures, LLC is the owner of one parcel comprising 85.3 acres identified as Tax Parcel #29-2N-28-0000-0001-0000 by virtue of Deed recorded at O.R. 1827, page 1888 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Spencer Williams Ventures, LLC has authorized Rogers Towers, P.A. to file Application R15-006 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on October 6, 2015 and voted to recommend approval of R15-006 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 RS-2 zoning complies with the underlying Future Land Use Map (FLUM) designation of Low Density Residential; and

**WHEREAS**, the Board of County Commissioners held a public hearing on October 26, 2015; 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-2 (RS-2) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular FL.01.02(B) and FL.07.01.

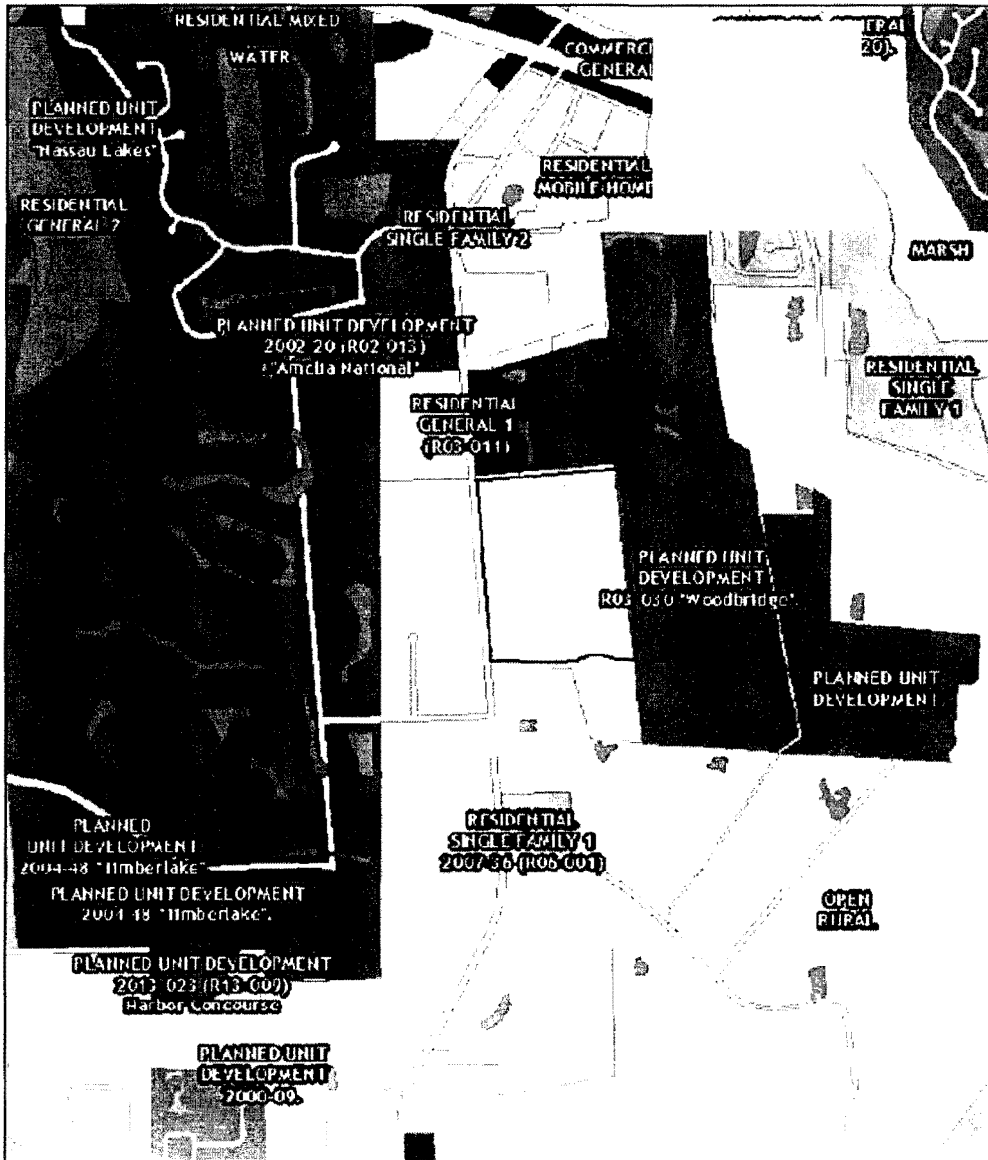
**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified to Residential Single Family-2 (RS-2) upon the effective date of the ordinance, the Planning and Economic Opportunity 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 Spencer Williams Ventures, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

# 29-2N-28-0000-0001-0000



## LEGAL DESCRIPTION

A PORTION OF SECTIONS 27, 29, 40, 41 AND 42, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 42, THENCE SOUTH 85 DEGREES 48 MINUTES 04 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 590.27 FEET TO A POINT; THENCE NORTH 04 DEGREES 39 MINUTES 32 SECONDS WEST, A DISTANCE OF 936.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF 165.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE AROUND AND ALONG SAID CURVE AN ARC DISTANCE OF 112.18 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 36 MINUTES 57 SECONDS WEST, 111.31 FEET) TO A POINT; THENCE NORTH 66 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 51.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE AROUND AND ALONG SAID CURVE AN ARC DISTANCE OF 255.63 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 47 MINUTES 41 SECONDS WEST, 249.65 FEET) TO A POINT; THENCE SOUTH 70 DEGREES 39 MINUTES 59 SECONDS WEST, A DISTANCE OF 146.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE AROUND AND ALONG SAID CURVE AN ARC DISTANCE OF 83.31 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 50 MINUTES 44 SECONDS WEST, 82.95 FEET TO A POINT; THENCE SOUTH 89 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF 395.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE AROUND AND ALONG SAID CURVE AN ARC DISTANCE OF 45.84 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 55 MINUTES 28 SECONDS WEST, 45.78 FEET) TO A POINT; THENCE NORTH 80 DEGREES 52 MINUTES 24 SECONDS WEST, A DISTANCE OF 211.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE AROUND AND ALONG SAID CURVE AN ARC DISTANCE OF 73.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 02 MINUTES 06 SECONDS WEST, 72.99 FEET TO A POINT; THENCE SOUTH 86 DEGREES 48 MINUTES 12 SECONDS WEST, A DISTANCE OF 161.50 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 107 (AN 80 FOOT RIGHT AS NOW ESTABLISHED); THENCE NORTH 04 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2051.78 FEET TO A POINT; THENCE NORTH 85 DEGREES 20 MINUTES 28 SECONDS EAST, A DISTANCE OF 1668.29 FEET TO A POINT; THENCE SOUTH 04 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 2199.15 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 26th DAY OF October, 2015.

BOARD OF COUNTY COMMISSIONERS

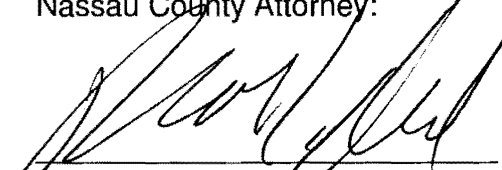
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
PAT EDWARDS,  
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:

  
\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney