

ORDINANCE 2016 - 03

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 25 ACRES OF REAL
PROPERTY LOCATED ON THE EAST SIDE OF OLD
NASSAUVILLE ROAD (CR107), SOUTH OF COLLEGE
PARKWAY, FROM OPEN RURAL (OR) TO RESIDENTIAL
SINGLE FAMILY-2 (RS-2); PROVIDING FOR FINDINGS;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, The Diocese of St. Augustine is the owner of two parcels comprising 25 acres identified as Tax Parcel #s 29-2N-28-0000-0001-0100 and 42-2N-28-0000-0003-0020 by virtue of Deed recorded at O.R. 591, pages 806-808 of the Public Records of Nassau County, Florida; and

WHEREAS, The Diocese of St. Augustine has authorized Curtis L. Hart and ALSOP Properties, Inc. to file Application R16-001 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on March 22, 2016 and voted to recommend approval of R16-001 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 Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on March 28, 2016; 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.

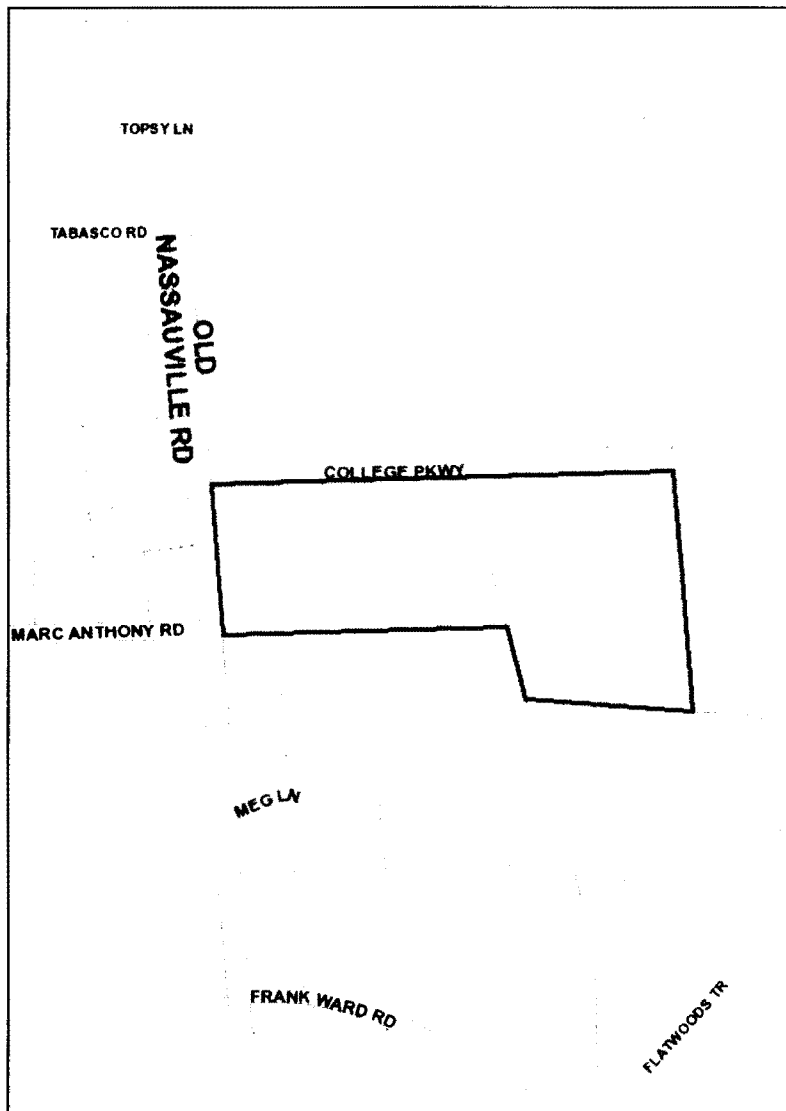
SECTION 2. PROPERTY REZONED.

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 The Diocese of St. Augustine and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

#s 29-2N-28-0000-0001-0100 & 42-2N-28-0000-0003-0020



LEGAL DESCRIPTION

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

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 42; THENCE NORTH $18^{\circ}-30'-40''$ WEST, A DISTANCE OF 264.92 FEET; THENCE SOUTH $88^{\circ}-45'-34''$ WEST, A DISTANCE OF 14.90 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 581, PAGES 808 THRU 808. THENCE NORTH $18^{\circ}-10'-28''$ WEST ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 581, PAGES 808 THRU 808, A DISTANCE OF 561.79 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 581, PAGES 808 THRU 808; THENCE NORTH $88^{\circ}-00'-01''$ EAST, A DISTANCE OF 722.04 FEET; THENCE SOUTH $04^{\circ}-39'-32''$ EAST, A DISTANCE OF 546.27 FEET TO THE SOUTHERLY LINE OF SAID SECTION 42; THENCE NORTH $89^{\circ}-12'-20''$ WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 546.27 FEET TO THE POINT OF BEGINNING.

A portion of the West One-half (W 1/2) of the Southeast One-quarter (SE 1/4) and a portion of Government Lot Two (2), Section Twenty-nine (29), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida.

Said portion being more particularly described as follows: BEGIN at an iron pin located for the Southeast corner of Government Lot Two (2) aforementioned; and run North Fifteen (15) degrees, Twelve (12) minutes, Eight (08) seconds West along the Easterly line of Section Twenty-nine (29) aforementioned, a distance of Five Hundred Sixty-two and Eight Hundredths (562.08) feet to an iron pin; run thence South Eighty-eight (88) degrees, Fifty-three (53) minutes, Three (03) seconds West, a distance of Nine Hundred Thirty-two and Ninety-nine Hundredths (932.99) feet to the Easterly right of way line of State Road No. 107 (a 66.0 foot right of way); run thence South Four (04) degrees, Forty (40) minutes, Thirty-nine (39) seconds East along said right of way, a distance of Five Hundred Forty-six and Twenty-four Hundredths (546.24) feet to an iron pin located on the Westerly extension of the Southerly line of Government Lot Two (2) aforementioned; run thence North Eighty-eight (88) degrees, Fifty-three (53) minutes, Three (03) seconds East along said extension and along the Southerly line of said Government Lot Two (2), a distance of One Thousand Thirty-five and Eighty-six Hundredths (1035.86) feet to the POINT OF BEGINNING.

Less and Except

A parcel of land in Government Lot 2, Section 29, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows:

Commence on the South line of Section 29, Township 2 North, Range 28 East, at a point 1,502.90 feet Westerly from the Southeast corner of said Section 29; thence run North $28^{\circ}04'56''$ East, a distance of 67.26 feet to the beginning of a curve concave Westerly having a radius of 1,762.95 feet; thence Northeasterly, North, and Northwesterly along the arc of said curve through a total central angle of $32^{\circ}44'28''$, a distance of 1,007.42 feet to the end of said curve; thence North $04^{\circ}39'32''$ West, a distance of 1,603.22 feet to the South line of Government Lot 2 of said Section 29; thence North $89^{\circ}12'20''$ East along the South line of said Government Lot 2, a distance of 33.08 feet to the Easterly right of way line of State Road No. 107, and the Point of Beginning; thence continue North $89^{\circ}12'20''$ East along the South line of said Government Lot 2, a distance of 6.70 feet; thence North $03^{\circ}54'32''$ West, a distance of 545.80 feet; thence South $89^{\circ}12'20''$ West, a distance of 13.86 feet to the Easterly right of way line of State Road No. 107; thence South $04^{\circ}39'32''$ East along said Easterly right of way line, a distance of 546.24 feet to the Point of Beginning,

Containing 5,602 square feet, more or less.


SECTION 4. EFFECTIVE DATE.

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

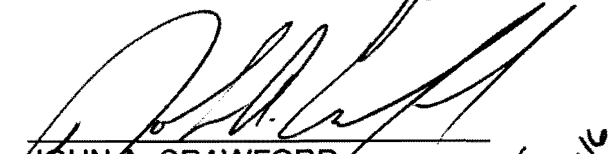
PASSED AND ADOPTED THIS 28th DAY OF March, 2016.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



WALTER J. BOATRIGHT,
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
03-29-16

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


MICHAEL S. MULLIN,
County Attorney



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

April 4, 2016

Honorable John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Attention: Brenda Linville, Clerk Services

Dear Mr. Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Ordinance No. 2016-03, which was filed in this office on April 4, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb