

ORDINANCE 2018 - 08

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 15.6 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF BLACKROCK ROAD, EAST OF CHESTER ROAD, FROM RESIDENTIAL SINGLE FAMILY-1 (RS-1) TO RESIDENTIAL SINGLE FAMILY-2 (RS-2). PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Diocese of St. Augustine are the owners of one parcel comprising 15.6 acre identified as Tax Parcel # 43-3N-28-0000-0014-0020 by virtue of Deed recorded at O.R. 262, page 192 of the Public Records of Nassau County, Florida; and

WHEREAS The Diocese of St. Augustine have authorized COGITO, LLC to file Application R17-013 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on January 16, 2018 and voted to recommend approval of R17-013 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 Residential Single Family-2 (RS-2) zoning complies with the underlying Future Land Use Map (FLUM) designation of Medium Density Residential (RS-2); and

WHEREAS, the Board of County Commissioners held a public hearing on January February 12, 2018; 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 Policies FL.01.02(B), FL.08.01 and FL.08.04.

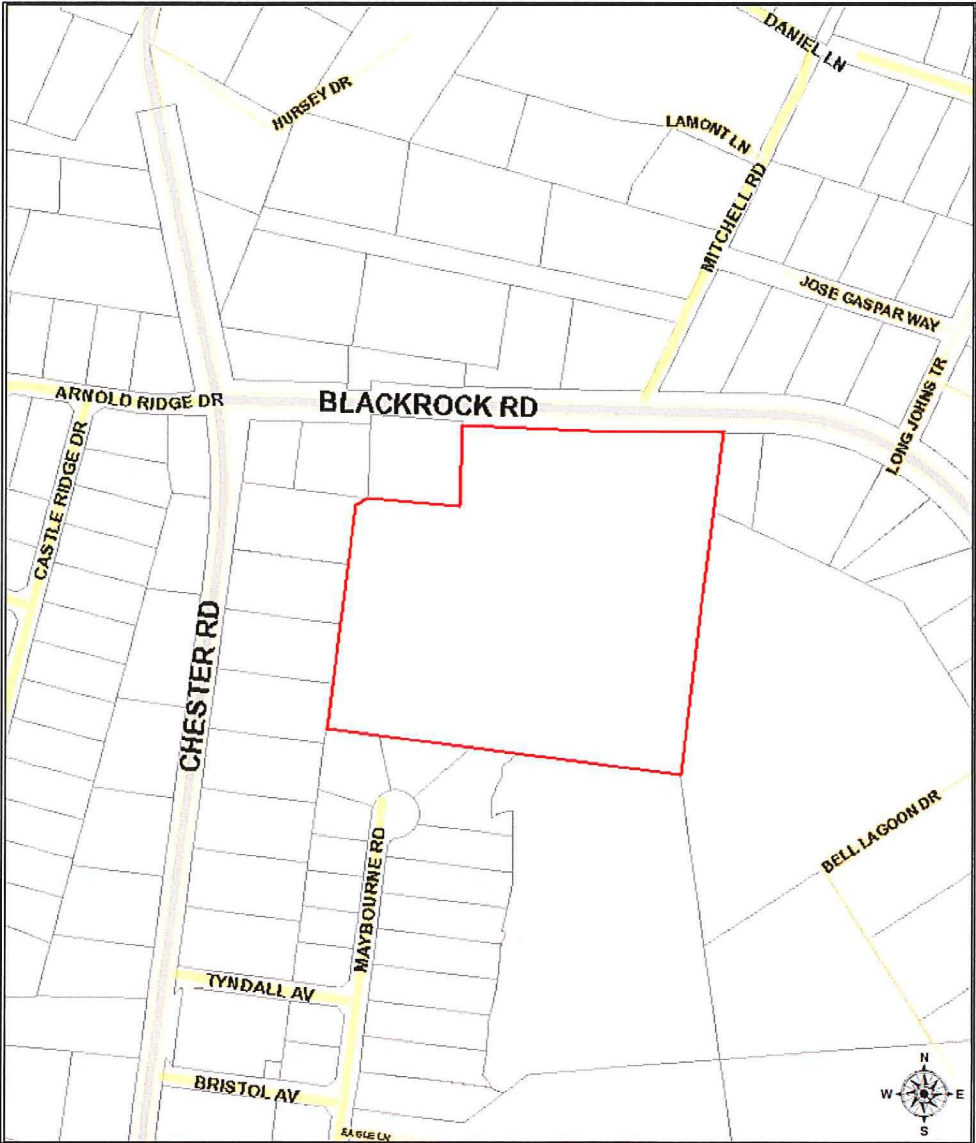
SECTION 2. PROPERTY REZONED.

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:

#43-3N-28-0000-0014-0020



LEGAL DESCRIPTION

A parcel of land being a part of Section Forty-three (43), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida and being more particularly described as follows:

Commence for a point of reference at the corner common to Sections Forty-three (43), Forty-four (44), Forty-eight (48) and Forty-nine (49), Township Three (3) North, Range Twenty-eight (28) East; thence South Seventy-five (75) degrees, Fifty (50) minutes, Forty (40) seconds East along the Northerly line of said Section Forty-nine (49), a distance of Two Hundred Twenty-two (222.0) feet to the Easterly right of way line of Lofton Chester Road (a Sixty-six (66.0) foot right of way as now established); thence North Seven (07) degrees, Ten (10) minutes, Five (05) seconds East along said Easterly right of way line Five Hundred Forty-eight and Seventy-three Hundredths (548.73) feet; thence North Seven (07) degrees, Twenty-nine (29) minutes, Five (05) seconds East along said Easterly right of way line Three Thousand Eight Hundred Seventy-seven and Eighty-five Hundredths (3877.85) feet; thence South Eighty-two (82) degrees, Thirty (30) minutes, Fifty-five (55) seconds East, Three Hundred Seventeen and Seventy-eight Hundredths (317.78) feet to the Southwest corner of lands described in Official Records Book 67, page 405 of the public records of said County and the point of beginning; thence South Eighty-nine (89) degrees, Twenty-four (24) minutes, Twenty (20) seconds East, Two Hundred Thirty-eight and Twenty Hundredths (238.20) feet along the Southerly line of said lands described in Official Records Book 67 page 405; thence North Six (06) degrees, Fifty-eight (58) minutes, Twenty (20)seconds East, One Hundred Eighty-three and Sixty-one hundredths(183.61) feet to the Southerly right of way line of State Road No. S-107 (a One hundred (100.0) foot right of way as now established); thence South Eighty-eight, (88) degrees, Thirty-One (31) minutes, Fifteen (15) seconds East, along said Southerly right of way line Six Hundred Thirty-two (632.0) feet; thence South Seven (07) degrees, Sixteen (16) minutes, Twenty-four(24) seconds West, Eight Hundred Sixty-four and Sixty-nine Hundredths (864.69) feet; thence North Eighty-two (82) degrees, Thirty (30) minutes, Fifty-five (55) seconds West, Eight Hundred Ninety-three and Eighty-four hundredth (893.84) feet; thence North Seven (07) degrees, Twenty-nine (29) minutes, Five (05) seconds East, Five Hundred Sixty-seven and Seventy-three Hundredths (567.73) feet; thence North Sixty-three (63) degrees, Seven (07) minutes, Twenty-one (21) seconds East, Thirty-three and Four Hundredths (33.04) feet to the point of beginning.

SECTION 4. EFFECTIVE DATE.

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

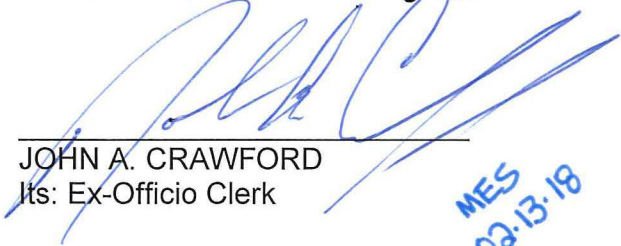
PASSED AND ADOPTED THIS 12th DAY OF February, 2018.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



PAT EDWARDS,
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
02-13-18

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



MICHAEL S. MULLIN,
County Attorney