

ORDINANCE 2020 - 28

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 1.4 ACRES OF REAL
PROPERTY LOCATED ON THE EAST SIDE OF RUSSELL
ROAD, BETWEEN RUSSELL ROAD AND FRIENDLY
ROAD FROM RESIDENTIAL SINGLE FAMILY 2 (RS-2 TO
INDUSTRIAL WAREHOUSE (IW); PROVIDING FOR
FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Recovered Resources Group, LLC are the owners of one parcel comprising 1.4 acres identified as Tax Parcel No. 00-00-30-034A-0030-0050 by virtue of Deed recorded at O.R. 2207, page 303 of the Public Records of Nassau County, Florida; and

WHEREAS, Recovered Resources Group, LLC have filed Application R20-008 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due public notice conducted a public hearing on August 25, 2020 and voted to recommend approval of R20-008 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 Industrial Warehouse (IW) zoning complies with the underlying Future Land Use Map (FLUM) designation of Industrial (IND); and

WHEREAS, the Board of County Commissioners held a public hearing on September 14, 2020; 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 Industrial Warehouse (IW) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

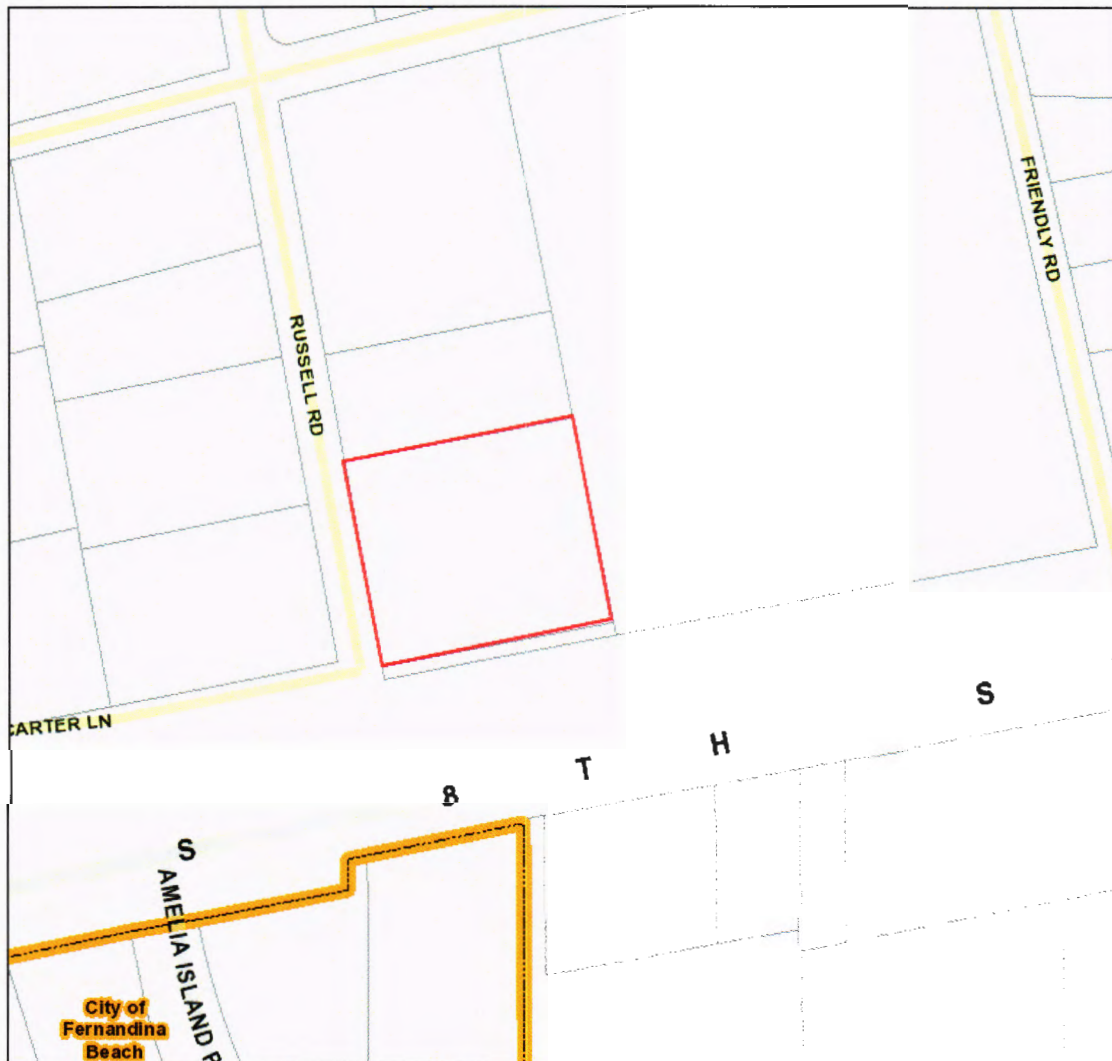
SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is rezoned and reclassified from Residential Single Family 2 (RS-2 to Industrial Warehouse (IW) 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 rezoned by this Ordinance is owned by Recovered Resources Group, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 00-00-30-034A-0030-0050



LEGAL DESCRIPTION

A PORTION OF LOT 30, A SUBDIVISION OF THE LANDS OF E.O. FRIEND, NASSAU COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "Z", PAGE 165, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 30 AFOREMENTIONED AND RUN NORTH 11 DEGREES, 29 MINUTES, 10 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES, 28 MINUTES, 50 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF A 30 FOOT WIDE ROAD, A DISTANCE OF 266.0 FEET; THENCE NORTH 11 DEGREES, 29 MINUTES, 10 SECONDS WEST A DISTANCE OF 100.0 FEET; THENCE NORTH 78 DEGREES, 28 MINUTES, 50 SECONDS EAST A DISTANCE OF 266.0 FEET TO THE EASTERLY LINE OF SAID LOT 30; THENCE SOUTH 11 DEGREES, 29 MINUTES, 10 SECONDS EAST A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

AND

PART OF LOT THIRTY (30) IN SECTION FIVE (5) TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST, ACCORDING TO PLAT SHOWING THE LANDS OF EMIL O. FRIEND IN SECTION THIRTY-ONE (31), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-EIGHT (28) EAST AND ALSO IN SECTION FIVE (5), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST RECORDED IN DEED BOOK "Z", PAGE 165 IN THE OFFICE OF THE CLERKS OF THE CIRCUIT COURT FOR NASSAU COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING IN THE EASTERN BOUNDARY LINE OF SAID LOT THIRTY (30) ONE HUNDRED THIRTY (130.0) FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT THIRTY (30) RUNNING THENCE WESTERLY IN A LINE PARALLEL WITH THE SOUTHERN LINE OF SAID LOT THIRTY (30) A DISTANCE OF TWO HUNDRED SIXTY-SEVEN (267.0) FEET MORE OR LESS, TO THE EASTERN LINE OF A STREET WHICH LINE RUNS NORTHERLY AT RIGHT ANGLES TO A LINE PARALLEL WITH THE SOUTHERN LINE OF SAID LOT THIRTY (30) AND AT A POINT THEREIN ONE HUNDRED THIRTY (130.0) FEET NORTHERLY OF THE SOUTHERN LINE OF SAID LOT THIRTY (30) WHICH IS TWO HUNDRED SIXTY-SEVEN (267.0) FEET IN A STRAIGHT LINE FROM THE EASTERN BOUNDARY LINE OF SAID LOT; RUNNING THENCE NORTHERLY ALONG SAID STREET LINE A DISTANCE OF TWO HUNDRED FIFTY (250.0) FEET TO A POINT RUNNING THENCE EASTERLY IN A LINE PARALLEL WITH THE SOUTHERN LINE OF SAID LOT THIRTY (30) TO A POINT IN THE EASTERN LINE OF SAID LOT THIRTY (30); RUNNING THENCE SOUTHERLY IN THE EASTERN LINE OF SAID LOT (30) TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN DEED BOOK 254 PAGE 286 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

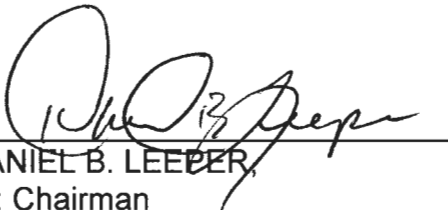
SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED THIS 14th **DAY OF** September, **2020.**

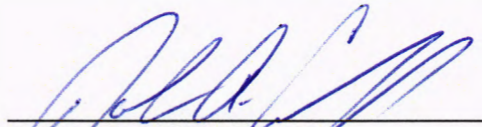
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,
Its: Chairman

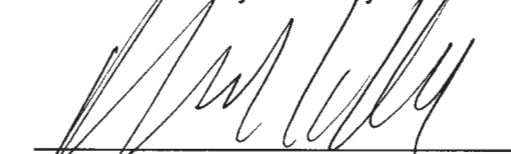
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
09.15.20

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



MICHAEL S. MULLIN,
County Attorney