

ORDINANCE 2022 - 015

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 563 ACRES OF REAL
PROPERTY LOCATED WEST OF THE CITY OF
FERNANDINA BEACH, SOUTH OF ST. MARYS RIVER, TO
OPEN RURAL (OR); PROVIDING FOR FINDINGS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Anne Kavanaugh, et. al. is the owner of two parcels comprising 563 acres identified as Tax Parcel No. 17-3N-28-0000-0001-0000 and 39-3N-28-0000-0002-0000 by virtue of Deed recorded at O.R. 950, page 1112 of the Public Records of Nassau County, Florida; and

WHEREAS Anne Kavanaugh, et. al. has authorized Anthony S. Robbins, Prosser, Inc., to file Application R22-001 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on May 3, 2022 and voted to recommend approval of R22-001 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 Open Rural (OR) zoning complies with the underlying Future Land Use Map (FLUM) designations of Agriculture (AGR) and Conservation I and II (CSV I and II); and

WHEREAS, the Board of County Commissioners held a public hearing on June 13, 2022; 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 Open Rural (OR) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

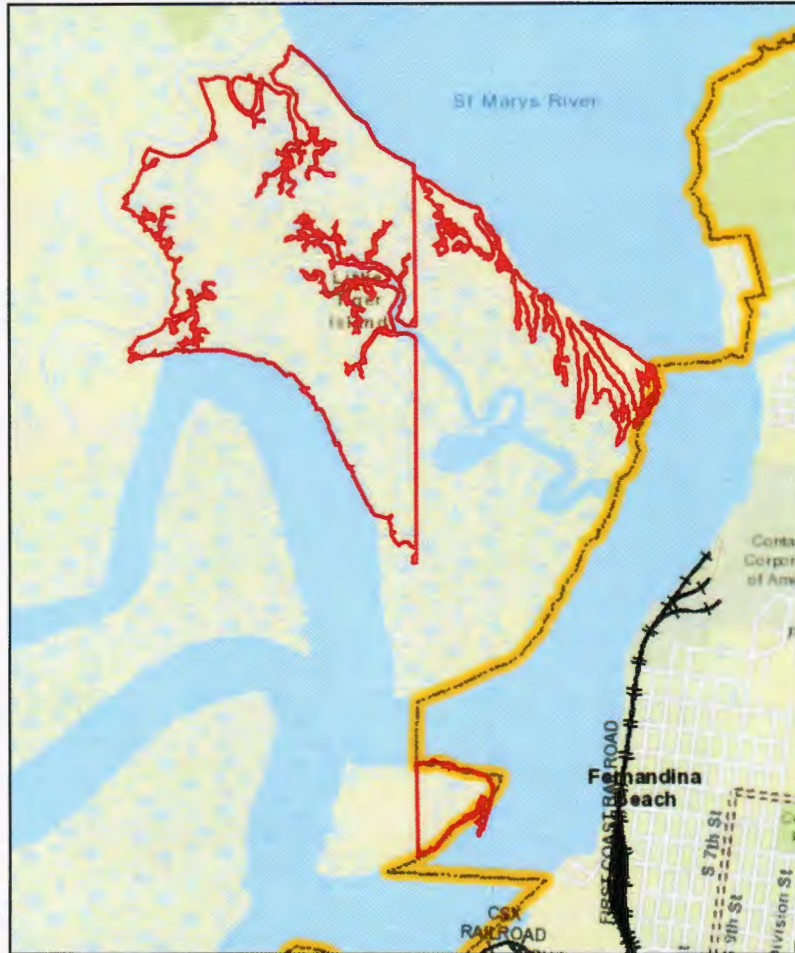
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified as Open Rural (OR) upon the effective date of the ordinance. The Planning 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 Anne Kavanaugh, et. al. and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 17-3N-28-0000-0001-0000 and 39-3N-28-0000-0002-0000



LEGAL DESCRIPTION

A portion of the Sam Meers Grant (Section 39) together with portions of Sections 9, 16, 17, 51, 52, 53, and 58 of the unsurveyed marsh lands as shown on Township plat, Township 3 North, Range 28 East, Nassau County, Florida, said portions being all of the uplands and marshlands lying Southerly and Easterly of Tiger Creek, Easterly of Bell's River, Northwesterly of Amelia River, and Southwesterly of Cumberland Sound, the meandering courses around said portions being as follows:

Begin at a concrete monument having a brass cap in top marked "U.S. Coast and Geodetic Survey Triangulation Station "TIG", said monument having a bearing of North 23° 25' 47" West a distance of 11,304.51 feet from the Nassau County Court House Cupola. From the Point of Beginning thus described, run the following courses and distances along said meander of uplands and Cumberland Sound: First Course, South 55° 47' 37" East 727.70 feet; Second Course, South 62° 10' 37" East 657.20 feet; Third Course, South 33° 45' 12" East 484.30 feet; Fourth Course, South 21° 40' East 501.60 feet to a concrete monument 9.0 feet (more or less) Westerly of high water line; Fifth Course, South 54° 41' 02" East 1063.00 feet; Sixth Course, South 57° 27' 22" East 1086.85 feet; Seventh Course, South 49° 52' East 797.40 feet, this point being, more or less, 10 feet Westerly of high water line of Cumberland Sound 20 feet, more or less, Northerly of high water line of Amelia River; from the aforementioned point, run the following meander along the uplands and marshes of Amelia River: Eighth Course, South 8° 43' 57" East 436.85 feet, this being the most Easterly point of said meander; Ninth Course, South 2° 09' 40" West 134.70 feet; Tenth Course, South 33° 59' West 273.90 feet to a 3 inch iron pipe filled with concrete, located on a small island more or less 30 feet from the northerly edge more or less 5 feet from Southerly edge more or less 10 feet from Easterly edge more or less 15 feet from Westerly edge; from the aforementioned iron pipe, continue along said meander of marshes of Amelia River; Eleventh Course, South 22° 03' 58" West 1164.75 feet; Twelfth Course, South 27° 03' 58" West more or less 20 feet to Saint Joseph Creek more or less 300 feet across, a total distance of Twelfth Course 1539.45 feet; Thirteenth Course, South 40° 45' 58" West 1596.90 feet to a concrete monument with brass cap in top marked "U.S. E.D. Traverse Station Signboard", the aforementioned monument being located more or less 85 feet Northwesterly from edge of Marsh; Fourteenth Course, South 60° 59' 28" West 2380.25 feet along Amelia and Bell's Rivers, this being the most Southerly point of said meander, more or less, 10 feet Southerly and more or less 25 feet Westerly to edge of marshes; from the aforementioned point, run the following meander along the marshes of Bell's River; Fifteenth Course, North 10° 06' 35" West 1567.65 feet; Sixteenth Course, North 6° 40' West 1846.45 feet, more or less, 40 feet Westerly to edge of marsh; Seventeenth Course, North 29° 15' 55" West 1088.30 feet, more or less, 15 feet Westerly to edge of marsh; Eighteenth Course, North 29° 50' 00" West 1143.0 feet, more or less, 55 feet Southwesterly to edge of marsh; Nineteenth Course, North 68° 26' 27" West 1562.0 feet; Twentieth Course, South 84° 29' 08" West 1353.00 feet, from this point 1400, more or less, feet to Tiger Creek (marsh and soft muck in between); Twenty-first Course, North 31° 58' 43" East, more or less, 300 feet to Tiger Creek, continue same course along Tiger Creek a total of 1170.45 feet; Twenty-second Course, North 14° 05' 27" West 941.30 feet, more or less, 30 feet Westerly to edge of marsh; Twenty-third Course, North 45° 55' 52" West 934.45 feet, this being the most Westerly point of said meander; Twenty-fourth Course, North 14° 13' 43" East 1166.45 feet to where Tiger Creek has now cut through marsh, a small strip of marsh land lying Northwesterly between here and main run 1420 feet, more or less, to the farthest point; Twenty-fifth Course, South 88° 47' 42" East 1052.65 feet; Twenty-sixth Course, North 14° 13' 37" West 1164.50 feet; Twenty-seventh Course, North 89° 28' East, more or less, 970 feet to middle run of small creek, total distance of Twenty-seventh Course 985.75 feet; Twenty-eighth Course, North 68° 29' 40" East 237.75 feet, more or less, 20 feet Northerly to creek; Twenty-ninth Course, South 51° 23' 45" East, more or less, 125 feet to middle of run of small creek, more or less, 30 feet wide (215.25 feet total distance of Twenty-ninth Course); Thirtieth Course, North 61° 43' 52" East, more or less, 273 feet to middle of run of small creek, more or less, 105 feet wide (total distance of Thirtieth Course 405.20 feet, more or less, 27 feet Northerly to edge of creek); Thirty-first Course, North 7° 10' 10" East 252.10 feet, more or less, 15 feet Northerly to edge of creek, a small strip of marshland lying Northerly, more or less, 200 feet from last mentioned course, more or less, 100 feet wide and more or less 200 feet long; Thirty-second Course, North 22° 57' 00" East 263.70 feet to a concrete monument set approximately where Tiger Creek enters Cumberland Sound, being the most Northerly point of said meander; continue on said meander along the uplands and Cumberland Sound; Thirty-third Course, South 30° 34' 47" East 423.10 feet (approximately 8.0 feet Easterly to high water line); Thirty-fourth Course, South 36° 45' 17" East 1227.00 feet (more or less 16.0 feet Easterly to high water line); Thirty-fifth Course, South 50° 19' 37" East 1475.40 feet to the Point of Beginning.

TOGETHER WITH:

Any and all interest in those lands known as New Island lying south of Little Tiger Island located in Sections 16, 17 and 55, Township 3, Range 28 East, Nassau County, Florida.

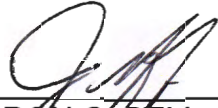
SECTION 4. EFFECTIVE DATE.


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

PASSED AND ADOPTED THIS 13TH DAY OF JUNE, 2022.

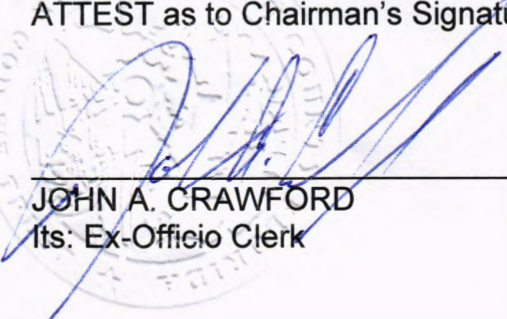
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

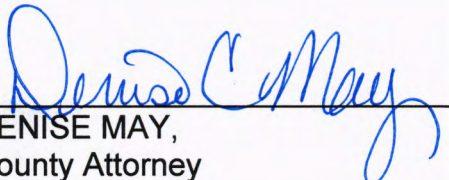

AARON C. BELL,
Its: Chairman


Jeff Gray
Vice 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:


DENISE MAY,
County Attorney