

ORDINANCE 2022-029

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 22.54 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF BLACKROCK ROAD, BETWEEN ITALIA WAY AND BELL LAGOON DRIVE, FROM RESIDENTIAL SINGLE FAMILY 1 (RS-1) TO OPEN RURAL (OR); PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Deborah Manser is the owners of one parcel comprising 22.54 acres identified as Tax Parcel No. 43-3N-28-0000-0017-0040 by virtue of Deed recorded at O.R. 1654, page 1432 of the Public Records of Nassau County, Florida; and

WHEREAS, Deborah Manser has authorized Robin Allen to file Application R22-009 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 27, 2022 and voted to recommend approval of R22-009 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) designation of Medium Density Residential (MDR); and

WHEREAS, the Board of County Commissioners held a public hearing on November 14, 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:

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.



A CERTIFIED TRUE COPY

John A. Crawford
EX-OFFICIO, Clerk of the Board of County Comm.
Nassau County, Florida

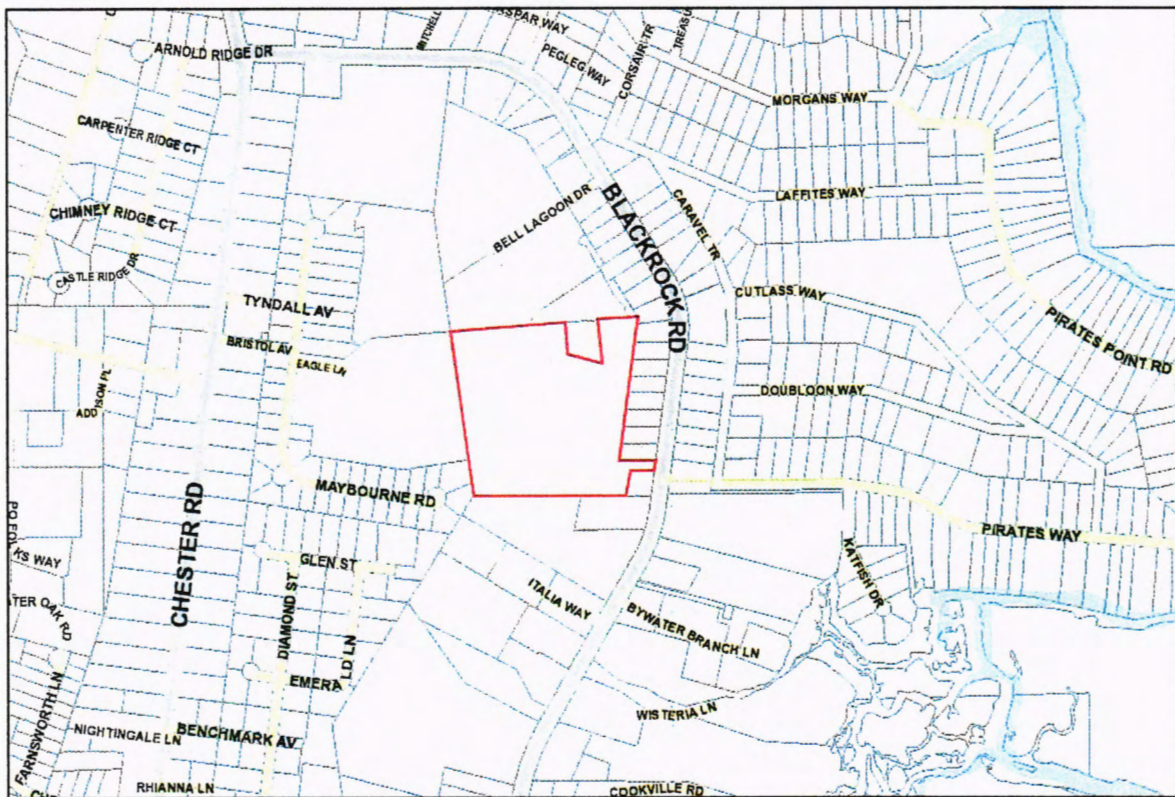
By: [Signature]
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SECTION 2. PROPERTY REZONED

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 Deborah Manser, and is identified by the following tax identification numbers, graphic illustration, and legal description:



Parcel # 43-3N-28-0000-0017-0040

LEGAL DESCRIPTION

TRACT NO. 1

A portion of sections Forty-three (43) and Forty-eight (48), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida.

Said portion being more particularly described as follows: For a Point of Reference commence at the Southern most corner of Lot One (1), CHESTER MEADOWS, according to plat recorded in the public records of said County, in Plat Book 5, Page 40; and run South fifty-seven (57) degrees, Twenty-two (22) minutes, Twelve (12) seconds West, along the extension of the Southeasterly line of said Lot One (1), a distance of One Hundred Eleven (111.0) feet; run thence South Thirty-two (32) degrees, Thirty-seven (37) minutes, Forty-eight (48) seconds East, a distance of Three Hundred Seventy One and Twenty-one Hundredths (371.21) feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, run thence South Seven (7) degrees, Forty-eight (48) minutes, Fifty (50) seconds West, a distance of Five Hundred Thirty-one and Thirty-seven Hundredths (531.37) feet, to a point designed as POINT "A" in this description; run thence South Eighty-seven (87) degrees, Thirty-nine (39) minutes, Fifty (50) seconds West, a distance of Nine Hundred Ninety-five and Fourteen Hundredths (995.14) feet; run thence North Eight (8) degrees, Three (03) minutes, Thirty-seven (37) seconds West, a distance of Four Hundred Eight-Seven and Eighty-Nine Hundredths (487.89) feet; run thence North Eighty-Five (85) degrees, Forty-six (46) minutes, Thirteen (13) seconds East, a distance of One Thousand One Hundred Thirty-Eight and Six Hundredths (1138.06) feet, to the POINT OF BEGINNING.

TOGETHER WITH an easement for utilities, ingress and egress purposes: Said easement being more particularly described as follows: BEGIN AT POINT "A" mentioned in the forgone description and run South Seven (7) degrees, Forty-Eight (48) minutes, Fifty (50) seconds West, a distance of Three Hundred Twenty and Eighty-three Hundredths (320.83) feet; run thence South Eighty-nine (89) degrees, Forty-eight (48) minutes, Forty-one (41) seconds East, a distance of Two Hundred Twenty (220) feet, to the Westerly right-of-way line of County Road C-107, Blackrock Road (a One Hundred (100) foot R/W); run thence South Seven (7) degrees, Forty-eight (48) minutes, Fifty (50) seconds West, a distance of Sixty and Fifty-four Hundredths (60.54) feet; run thence North Eighty-nine (89) degrees, Forty-eight (48) minutes, Forty-one (41) seconds West, a distance of Two Hundred Eighty and Two Hundredths (380.02) feet; run thence North Eighty-seven (87) degrees, Thirty-nine (39) minutes, Fifty (50) seconds East, a distance of Thirty and Forty-eight Hundredths (30.48), to the POINT OF BEGINNING.

LESS AND EXCEPT OR 1286/848

A portion of Section 43, Township 3 North, Range 28 East, Nassau County, Florida: Also known as being a Portion of "Tract No. 1" of those certain lands described in Official Records Book 889, Pages 1336-1338, of the Public Records of Nassau County, Florida, being more particularly described as follows: For a point of reference commence at the Southern most corner of Lot 1, "Chester Meadows", according to the Plat thereof recorded in Plat Book 5, Page 40, of the Public Records of Nassau County, Florida; thence South 57 degrees 22 minutes 12 seconds west, along the Westerly extension of the Southerly line of said lot 1, a distance or 111.00 feet to the Easterly line of Tract "A", "Bel Lagoon Replat of a portion of Chester Meadows", according to the Plat

thereof recorded in Plat Book 6, Pages 54-55, of the Public Records of Nassau County, Florida; thence South 32 degrees 37 minutes 48 seconds East, along the Easterly line of said Tract "A", a distance of 371.21 feet; thence South 85 degrees 46 minutes 13 seconds West, along the Northerly line of above referenced "Tract No. 1", a distance of 260.00 feet to the POINT OF BEGINNING; thence continue South 85 degrees 48 minutes 13 seconds West along the Northerly line of said "Tract No. 1", a distance of 193.00 feet thence South 04 degrees 13 minutes 47 seconds East a distance of 192.37 feet; thence South 78 degrees 48 minutes 46 seconds East, a distance of 210.43 feet; thence North 07 degrees 08 minutes 50 seconds West a distance of 152.12 feet; thence North 04 degrees 13 minutes 47 seconds West a distance of 103.55 feet to the POINT OF BEGINNING.

Together with an Easement (60 feet in width) for ingress and egress and utilities as described in Official Records Book 889, pages 1336-1338, of the Public Records of Nassau County, Florida, and together with the following described Easement (60 feet in width) for ingress and egress and utilities. A portion of Sections 43 and 48, Township 3 North, Range 28 East, Nassau County, Florida: Also known as being a Portion of "Tract No. 1" of those certain lands described in Official Records Book 889, Pages 1338-1338, of the Public Records of Nassau County, Florida, being more particularly described as follows: For a point of reference commence at the Southern most corner or Lot 1, "Chester Meadows", according to the Plat thereof recorded in Plat Book 5, Page 40, of the Public Records of Nassau County, Florida: thence South 57 degrees 22 minutes 12 seconds west, along the Westerly extension of the Southerly line of said lot 1, a distance of 111.00 feet to the Easterly line of Tract A, "Bell Lagoon Replat of a portion of Cheater Meadows", according to the Plat thereof recorded in Plat Book 6, Pages 54-55, of the Public Records of Nassau County, Florida; thence South 32 degrees 37 minutes 48 seconds East, along the Easterly line of said Tract "A", a distance or 371,21 feet; thence South 85 degrees 46 minutes 13 seconds West, along the Northerly line of above referenced "Tract No. 1", a distance of 200.00 feet to the POINT OF BEGINNING; thence continue South 85 degrees 46 minutes 13 seconds West along the Northerly line of said "Tract No. 1", a distance of 60.00 feet; thence South 04 degrees 13 minutes 47 seconds East, a distance of 103.55 feet; thence South 82 degrees 11 minutes 10 seconds East, a distance of 172.67 feet; thence South 07 degrees 48 minutes 50 seconds West a distance of 386.59 feet to intersect of the Southerly line of said "Tract No. 1"; thence North 87 degrees 39 minutes 50 seconds East, along the Southerly line of said "Tract No. 1", a distance of 60.95 feet to the Southeast corner of said "Tract No. 1"; thence North 07 degrees 48 minutes 50 seconds East, along the Easterly line of said "Tract No. 1", a distance or 435.85 feet; thence North 82 degrees 11 minutes 10 seconds West a distance of 184.12 feet; thence North 04 degrees 13 minutes 47 seconds West a distance of 55.00 feet to the POINT OF BEGINNING.

TRACT NO. 2

A portion of Section Forty-three (43) and Forty-eight (48), Township Three (3) North, Range Twenty-eight (28) East, Nassau County, Florida.

Said portion being more particularly described as follows: For a Point of Reference, comment at the Southern most corner of Lot One (1), CHESTER MEADOWS, according to plat recorded in the public records of said County, in Plat Book 5, Page 40; and run South Fifty-seven (57) degrees, Twenty-two (22) minutes, Twelve (12) seconds West, along the extension of the Southeasterly line of said Lot One (1), a distance of One Hundred Eleven (111.0) feet; run thence South Thirth-two (32) degrees, Thirty-seven (37) minutes, Forty-eight (48) seconds East, a distance of Three Hundred Seventy One and Twenty-one Hundredths (371.21) feet, run thence South Seven (7) degrees, Thirty-seven (37) minutes, Forty-eight (48) seconds East, a distance of Three Hundred Seventy One and Twenty-one Hundredths (531.37) feet, to a point designed as POINT "A" in this description, being also the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, run thence South Seven (7) degrees, Forty-Eight minutes, Fifty (50) seconds West, a distance of Three Hundred Eight-one and Thirth-seven hundredths (381.37) feet to a point designed as POINT "B" in this description; run thence South Eighty-nine (89) degrees, Forty-eight (48) minutes, Forty-one (41) seconds West, a distance of Nine Hundred Twenty-three and Sixty-six Hundredths (923.66) feet; run thence North Eight (8) degrees, Three (03) minutes (37) seconds West; Approximately Four Hundred Eighty-seven and Eighty-eight hundredths; run thence North Eighty Seven (87) Thirty Nine (39) Fifty (50) East per, a distance of Nine Hundred Ninety-give and Fourteen Hundredths (995.14) feet, to the POINT OF BEGINNING.

The Sixty (60.0) foot strip of land that lies to the West of and adjoins the line running from POINT "A" to POINT "B", mentioned in the foregoing description is SUBJECT TO an easement for utilities, ingress and egress purposes.

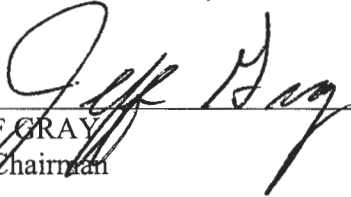
TOGETHER WITH an easement for utilities, ingress and egress purpose; Said easement being more particularly described as follows: BEGINNING at POINT "B" mentioned in the foregone description; and run South Eighty-nine (89) degrees, Forty-eight (48) minutes, Forty-one (41) seconds West, departing right-of-way, a distance of Two Hundred Twenty (220.0) feet; run thence South Seven (7) degrees, Forty-eight (48) minutes, Fifty (50) seconds West Sixty and Fifty-Four Hundredths (60.54) feet, to the POINT OF BEGINNING.

SECTION 4. EFFECTIVE DATE

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

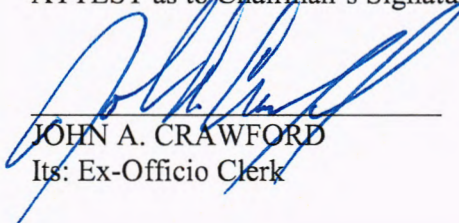
ADOPTED THIS 14th DAY OF November, 2022 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



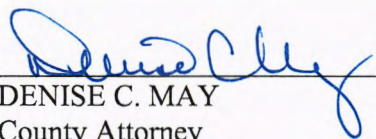
JEFF GRAY
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:



DENISE C. MAY
County Attorney



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 28, 2022

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

Attention: Heather Nazworth

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2022-029, which was filed in this office on November 18, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra