

**ORDINANCE 2022 - 06**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 5.7 ACRES OF REAL  
PROPERTY LOCATED AT THE SOUTHEAST CORNER OF  
BLACKROCK ROAD AND LANG ROAD, FROM  
RESIDENTIAL MOBILE HOME (RMH) TO RESIDENTIAL  
SINGLE FAMILY 2 (RS-2); PROVIDING FOR FINDINGS;  
AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, William and Susan Spicer are the owners of one parcel comprising approximately 5.7 acres identified as Tax Parcel No. 50-3N-28-0000-0029-0390 by virtue of Deed recorded at O.R. 1606, page 1966 of the Public Records of Nassau County, Florida; and

**WHEREAS**, William and Susan Spicer have authorized Gillette & Associates, Inc. to file Application R21-006 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on February 15, 2022 and voted to recommend approval of R21-006 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 (RS-2) 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 March 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, AS FOLLOWS:**

**SECTION 1. FINDINGS.**

That the proposed rezoning to Residential Single Family (RS-2) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

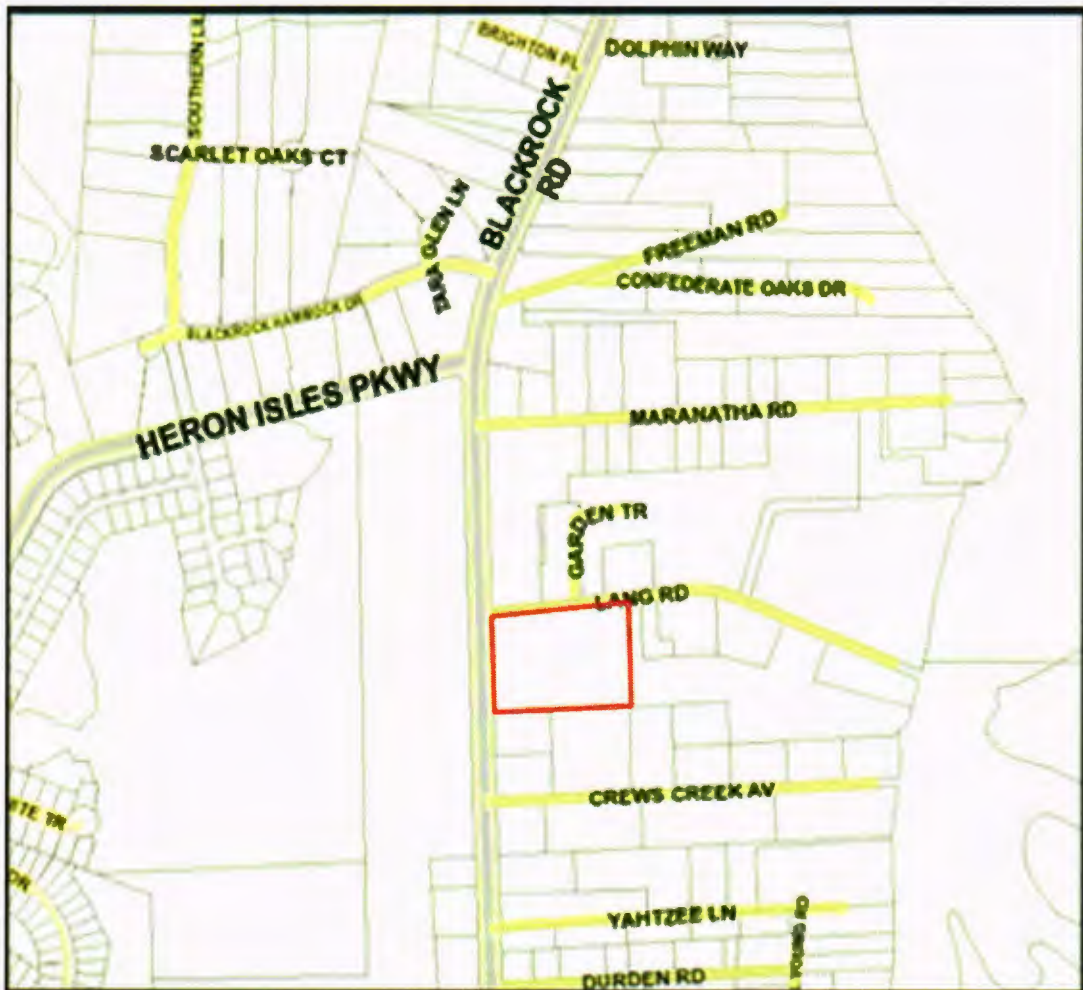
**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified as Residential Single Family (RS-2) 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 William and Susan Spicer and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel # 50-3N-28-0000-0029-0390



## LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA ALSO BEING KNOWN AS A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 1298, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 38, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 88°30'00" EAST, ALONG THE LINE BETWEEN SAID SECTIONS 38 AND 50, A DISTANCE OF 299.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 (ALSO KNOWN AS BLACKROCK ROAD) A 100 FOOT RIGHT-OF-WAY; THENCE NORTH 00°45'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 595.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 1298, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE ALONG THE SOUTHERLY PERIMETER OF LAST SAID LANDS THE FOLLOWING THREE COURSES: COURSE ONE (1) NORTH 88°09'00" EAST A DISTANCE OF 1013.16 FEET; COURSE TWO (2) SOUTH 02°43'14" EAST A DISTANCE OF 175.09 FEET; COURSE THREE (3) NORTH 88°09'54" EAST, A DISTANCE OF 472.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°09'54" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 1298, A DISTANCE OF 214.65 FEET TO A 5/8" IRON ROD; THENCE CONTINUE NORTH 88°09'54" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 1298, A DISTANCE OF 16 FEET MORE OR LESS TO THE TOP OF BANK OF LANCEFORD CREEK AND A POINT HEREINAFTER REFERRED TO AS POINT "X"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN NORTH 00°46'41" WEST A DISTANCE OF 212.30 FEET TO INTERSECT THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1071, PAGE 219, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 74°23'02" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 315.72 FEET TO A 5/8" IRON ROD; THENCE CONTINUE SOUTH 74°23'02" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 6 FEET MORE OR LESS TO THE TOP OF BANK OF LANCEFORD CREEK; THENCE MEANDERING SOUTHERLY ALONG THE TOP OF BANK OF LANCEFORD CREEK A DISTANCE OF 230 FEET MORE OR LESS TO ABOVE REFERENCED POINT "X" AND THE CLOSE OF THIS DESCRIPTION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 60 FEET IN WIDTH LYING NORTHERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE ABOVE REFERENCED POINT "A"; THENCE ALONG THE SOUTHERLY PERIMETER OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 1298, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES: COURSE ONE (1) NORTH 88°09'00" EAST A DISTANCE OF 1013.16 FEET; COURSE TWO (2) SOUTH 02°43'14" EAST A DISTANCE OF 175.09 FEET; COURSE THREE (3) NORTH 88°09'54" EAST A DISTANCE OF 572.49 FEET TO THE TERMINUS OF SAID EASEMENT.

THE SIDELINES OF THE ABOVE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED AS NECESSARY IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 60 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS, RIGHTS-OF-WAY, PROPERTY LINES OR OTHER INSTRUMENTS OF RECORD AS MAY BE APPLICABLE.

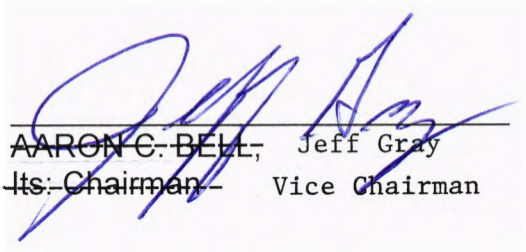
**SECTION 4. EFFECTIVE DATE.**

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

**PASSED AND ADOPTED THIS 14TH DAY OF MARCH, 2022.**

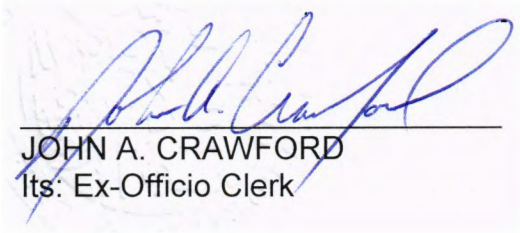
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



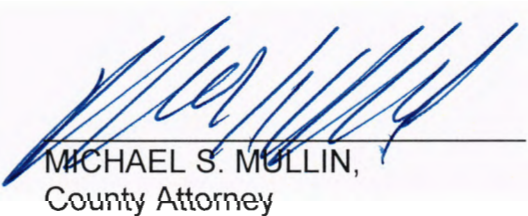
AARON C. BELL, Jeff Gray  
 Its: Chairman - Vice Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD  
 Its: Ex-Officio Clerk

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



MICHAEL S. MULLIN,  
 County Attorney