

**ORDINANCE 2022 - 09**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 97.67 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF LEM TURNER ROAD, BETWEEN BELL LANE AND TURNING LEAF DRIVE, FROM OPEN RURAL (OR) TO RESIDENTIAL SINGLE-FAMILY 1 (RS-1); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Ken Greene Contractor, LLC is the owner of four parcels comprising approximately 97.67 acres identified as Tax Parcel Nos. 33-2N-25-0000-0007-0050, 33-2N-25-0000-0007-0070, 04-1N-25-279E-0016-0020, and 04-1N-25-279E-0016-0000 by virtue of Deed recorded at O.R. 2273, page 337, and O.R. 2268, page 1890 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Ken Greene Contractor, LLC has authorized Curtis Hart, Hart Resources, LLC to file Application R21-005 to rezone the land described herein; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on January 18, 2022 and voted to recommend approval of R21-005 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 1 (RS-1) zoning complies with the underlying Future Land Use Map (FLUM) designation of Low density Residential (LDR); and

**WHEREAS**, the Board of County Commissioners held a public hearing on April 25, 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 1 (RS-1) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

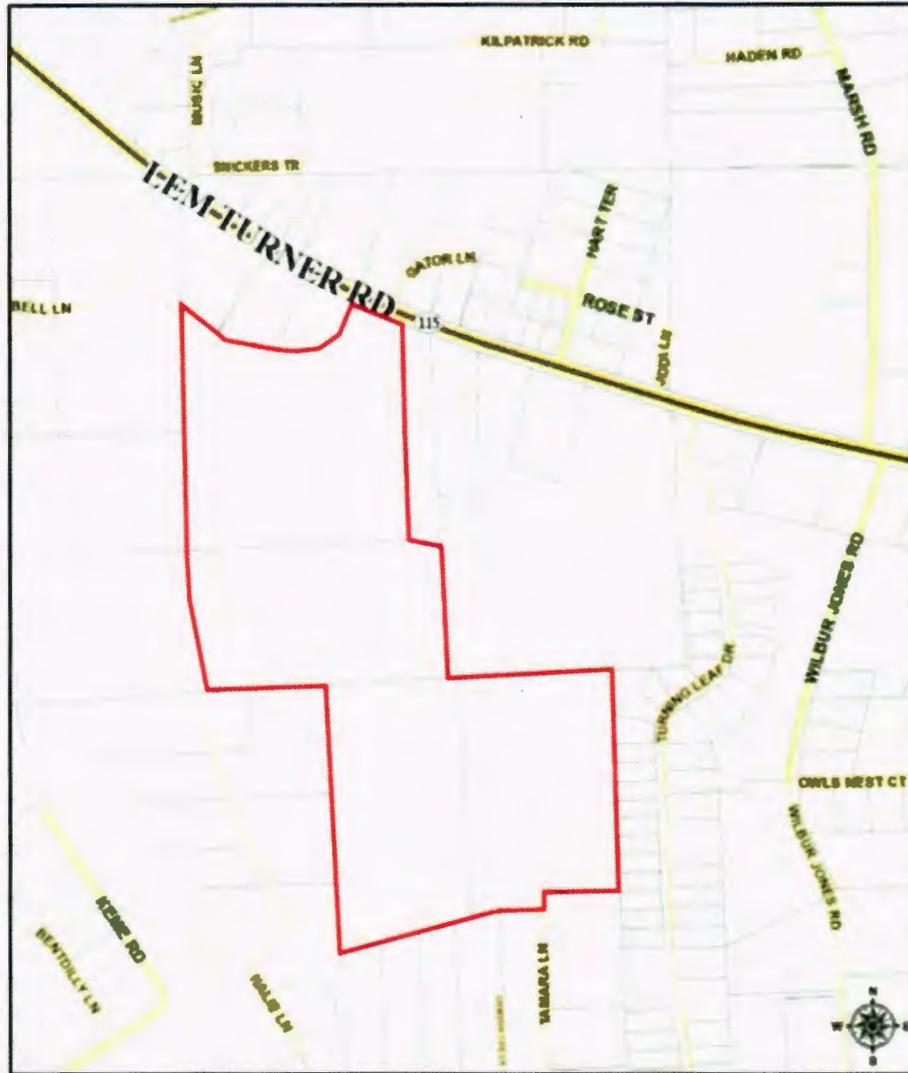
**SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified as Residential Single-Family 1 (RS-1) 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 Ken Greene Contractor, LLC and is identified by the following tax identification numbers, graphic illustration, and legal description:

Parcel #s 33-2N-25-0000-0007-0050, 33-2N-25-0000-0007-0070, 04-1N-25-279E-0016-0020, and 04-1N-25-279E-0016-0000



## LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT 16, "PINEBREEZE ESTATES", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 307 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWESTERLY CORNER OF THE PLAT OF "WOODLAND PARK", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND RUN THENCE, ALONG THE MONUMENTED SOUTHERLY BOUNDARY OF SAID "WOODLAND PARK", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 49°08'56" EAST, A DISTANCE OF 281 .87 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 73°57'24" EAST, A DISTANCE OF 183.00 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 83°52'12" EAST, ALONG THE AFORESAID SOUTHERLY BOUNDARY OF SAID "WOODLAND PARK", AND THEN ALONG AN EASTERLY PROLONGATION OF SAID PLAT, AND ALSO BEING THE MONUMENTED SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 124, PAGE 588 OF THE PUBLIC ROADS OF SAID NASSAU COUNTY, A DISTANCE OF 223.17 FEET, TO A POINT; CONTINUING ALONG THE AFORESAID SOUTHERLY AND THEN EASTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 124, PAGE 588 OF THE PUBLIC ROADS OF SAID NASSAU COUNTY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 81 °53'24" EAST, A DISTANCE OF 124.47 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 53°32'24" EAST, A DISTANCE OF 134.61 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 23°36'01" EAST, A DISTANCE OF 173.16 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEM TURNER ROAD~ STATE ROAD No. 115-A, A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY AS PRESENTLY ESTABLISHED, SAID POINT ALSO LYING ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 5,782.81 FEET, THROUGH A CENTRAL ANGLE OF 02°50'52" TO THE LEFT, AN ARC DISTANCE OF 284.43 FEET, TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1917, PAGE 44 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°45'36" EAST, 287.40 FEET; RUN THENCE, ALONG THE AFORESAID WESTERLY AND THEN SOUTHERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1917, PAGE 44 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 00°23'33" WEST, A DISTANCE OF 431.42 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 00°08'10" EAST, A DISTANCE OF 351.12 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 05°57'00" EAST, A DISTANCE OF 131.18 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 03°57'00" EAST, A DISTANCE OF 248.89 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, SOUTH 82°02'55" EAST, A DISTANCE OF 172.31 FEET, TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2219, PAGE 851 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, SOUTH 02°01'44" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2219, PAGE 851 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 692.38 FEET, TO A POINT ON THE MONUMENTED NORTHERLY BOUNDARY LINE OF LOT 16, "PINEBREEZE ESTATES", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 307 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, NORTH 87°25'04" EAST, ALONG THE MONUMENTED BOUNDARY LINE OF LOT 16, "PINEBREEZE ESTATES", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 307 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 339 .69 FEET, TO A POINT; RUN THENCE, SOUTH 88°28'59" WEST, DEPARTING FROM AFORESAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 896.578 FEET, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN LOT 16, "PINEBREEZE ESTATES", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 307 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND "TURNING LEAF", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 275 THROUGH 279 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; RUN THENCE, SOUTH 01°38'28" EAST, ALONG THE AFORESAID COMMON BOUNDARY LINE, A DISTANCE OF 1,179.01 FEET, TO A POINT ON THE MONUMENTED NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 680, PAGE 1876 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, THE FOLLOWING TWO (2) COURSES AND DISTANCES, ALONG THE NORTHERLY AND WESTERLY MONUMENTED BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 680, PAGE 1876 OF SAID PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA:

COURSE No. 1: RUN THENCE, SOUTH 88°22'48" WEST, A DISTANCE OF 404.61 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 01°47'21" EAST, A DISTANCE OF 80.45 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 16, "PINEBREEZE ESTATES", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 307 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 16, "PINEBREEZE ESTATES", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 88°19'12" WEST, A DISTANCE OF 241.45 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 76°19'00" WEST, A DISTANCE OF 882.86 FEET TO THE MONUMENTED SOUTHWESTERLY CORNER OF SAID LOT 16, "PINEBREEZE ESTATES"; RUN THENCE, NORTH 02°41'49" WEST, ALONG THE WESTERLY LINE OF SAID LOT 16, "PINEBREEZE ESTATES", A DISTANCE OF 1,421.37 FEET, TO THE MONUMENTED NORTHWESTERLY CORNER OF SAID LOT 16, "PINEBREEZE ESTATES"; RUN THENCE, SOUTH 87°31'04" WEST, ALONG THE MONUMENTED NORTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2114, PAGE 1514 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 649.63 FEET, TO THE MONUMENTED SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 506, PAGE 1081 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE MONUMENTED EASTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 506, PAGE 1081 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 09°50'43" WEST, A DISTANCE OF 463.29 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 02°58'31" WEST, A DISTANCE OF 288.39 FEET, TO THE MONUMENTED SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 282, PAGE 113 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, NORTH 00°41'56" WEST, ALONG THE AFORESAID MONUMENTED EASTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 282, PAGE 113 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND THEN ALONG THE MONUMENTED BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2273, PAGE 337 OF THE CURRENT PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,309.05 FEET, TO THE MOST SOUTHWESTERLY CORNER OF THE PLAT OF "WOODLAND PARK", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

**SECTION 4. EFFECTIVE DATE.**

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

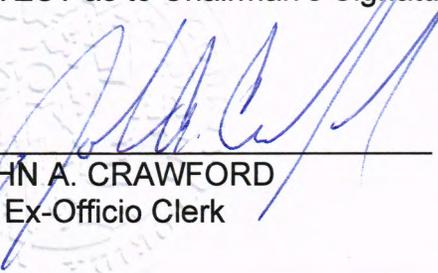
**PASSED AND ADOPTED THIS 25<sup>TH</sup> DAY OF APRIL, 2022.**

**BOARD OF COUNTY COMMISSIONERS**

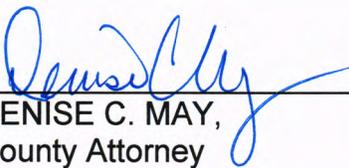
**NASSAU COUNTY, FLORIDA**

  
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**AARON C. BELL,**  
Its: Chairman

ATTEST as to Chairman's Signature:

  
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**JOHN A. CRAWFORD**  
Its: Ex-Officio Clerk

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

  
\_\_\_\_\_  
**DENISE C. MAY,**  
County Attorney