

ORDINANCE 2013 - 22

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 31.83 ACRES OF REAL
PROPERTY LOCATED ON SOUTH 14TH STREET, ON
THE WEST SIDE OF SEMINOLE ROAD, FROM
RESIDENTIAL ESTATE (RS-E) AND OPEN RURAL (OR)
TO RESIDENTIAL SINGLE FAMILY 2 (RS-2), PROVIDING
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, John E Myers, Ann R Myers, and Prudential Enterprises, Inc has authorized Gillette and Associates to file Application R13-008 to amend zoning map for 31.83 acres of real property in unincorporated Amelia Island; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on September 3, 2013 and voted to recommend approval of R13-008 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 zoning map amendment 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 October 14, 2013; 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 is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02(B), and FL.07.01

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified to Residential Single Family 2 (RS-2); the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change. The Legal Description for the rezoning is shown in Exhibit "A" attached herein.

SECTION 3. OWNER AND DESCRIPTION: The land reclassified by this Ordinance is owned by John E Myers, Ann R Myers, and Prudential Enterprises, and is identified by the following map, and the legal description attached as Exhibit "A"




SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective after filing with the Secretary of State.

PASSED AND ADOPTED THIS 14th **DAY OF** October, 2013.

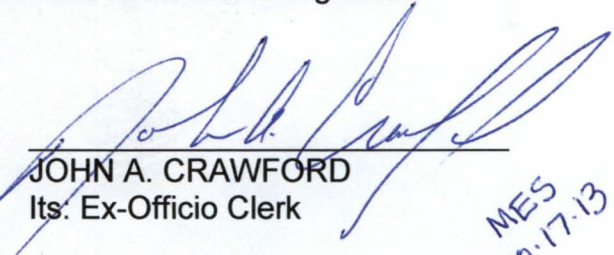
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,
Its: Chairman

**ATTESTATION: Only to Authenticity
as to Chairman's Signature:**



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
10-17-13

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



DAVID A. HALLMAN,
County Attorney

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTHERLY 17.0 ACRES OF LOT 25, OCEAN BREEZE FARMS, SECTION 3, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK "O", PAGE 59.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT AN IRON PIPE LOCATED AT THE NORTHWEST CORNER OF LOT 25 AFORESAID; AND RUN SOUTH 4° 51'10" EAST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 1,550.30' FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 4° 51'10" EAST ALONG SAID LINE A DISTANCE OF 1,106.90' FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 25; RUN THENCE NORTH 85°08'50" EAST ALONG THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 669.0' FEET TO A POINT AT THE SOUTHERLY CORNER OF SAID LOT; RUN THENCE NORTH 4°51'10" WEST ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 1,106.90' FEET; RUN THENCE SOUTH 85°08'50" WEST A DISTANCE OF 669.0' FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN AND BEING PART OF LOTS 70,71, 84, 85, 86, ALL OF LOT 87 AND PORTION OF A CLOSED ALLEY, CASHEN'S SUBDIVISION OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK "O", PAGE 59, AND PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FOREST OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 64, OF SAID PUBLIC RECORDS ; THENCE, NORHT 86 DEGREES 24 MINUTES 53 SECONDS EAST, 430.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 24 MINUTES 53 SECONDS EAST, 512.82 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE, ON SAID EAST LINE, SOUTH 04 DEGREES 45 MINUTES 28 SECONDS EAST, 913.11 FEET TO THE SOUTH LINE OF SAID SECTION 4; THENCE, ON SAID SOUTH LINE, SOUTH 88 DEGREES 09 MINUTES 38 SECONDS WEST, 1012.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH FOURTEENTH STREET EXTENSION, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, AND POINT ON A CURVE SAID POINT HAVING A RADIAL BEARING OF NORTH 89 DEGREES 50 MINUTES 22 SECONDS EAST; THENCE, NORTHEASTERLY, BY AND ALONG SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVE A RADIUS OF 4883.82 FEET AND A DELTA OF 06 DEGREES 59 MINUTES 57 SECONDS, AN ARC DISTANC OF 572.16 FEET (NORTH 03 DEGREES 20 MINUTES 20 SECONDS EAST, 571.81 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF SOUTH 83 DEGREES 09 MINUTES 42 SECONDS EAST; THENCE, NORTH 86 DEGREES 25 MINUTES 11 SECONDS EAST, 411.82 FEET; THENCE NORTH 03 DEGREES 37 MINUTES 16 SECONDS WEST. 349.81 FEET TO POINT OF BEGINNING SAID PARCEL BEING 16.83 ACRES, MORE OR LESS IN AREA.

LESS AND EXCEPT.

A PORTION OF CASHEN LOTS 84 AND 85, SECTION 4, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

ACCORDING TO PLATS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY , IN PLAT BOOK "O", PAGE 59 AND PLAT BOOK 1, PAGE 5.

SAID PORTION BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF FOREST OAKS SUBDIVISION, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN PLAT BOOK 5, PAGE 64; AND RUN NORTH 86°-25'-11" EAST ALONG WESTERLY PROLONGATION OF AND ALONG THE NORTHERLY LINE OF JESUS CHRIST OF LATTER DAY SAINTS, A DISTANCE OF 430.75' FEET TO THE NORTHEAST CORNER OF SAID LANDS; RUN THENCE SOUTH 3°-34'-49" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 350.0' FEET TO THE SOUTHEAST CORNER OF SAID LANDS; RUN THENCE SOUTH 86°-25'-11" WEST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 35.02' FEET TO A SET 5/8" IRON PIN WITH CAP STAMPED PLS NO. 1558 FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 86°-25'-11" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 376.0' FEET TO A FOUND CONCRETE MONUMENT WITH CAP STAMPED PLS NO. 3129 AT SOUTHWEST CORNER OF SAID LANDS ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FOURTEENTH STREET EXTENSION (A 80.0' FOOT R/W)' RUN THENSE IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE EASTERLY HAVING A RADIUS OF 4,683.82' FEET, PASSING THROUGH A CENTRAL ANGLE OF 2°-43'-16.5" AN ARC DISTANCE OF 222.46' FEET TO A SET IRON PIN WITH CAP STAMPED PLS 1558, (THE AFORESAID ARC HAS A CHORD DISTANCE OF 222.44' FEET THAT BEARS SOUTH 5°-26'-20" WEST); RUN THENCE NORTH 86°-25'-11" EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 415.39' FEET TO A SET IRON PIN WITH CAP STAMPED PLS NO. 1558 ON THE EASTERLY LINE, A DISTANCE OF 219.72' FEET TO THE POINT OF BEGINNING.

THE PORTION OF LAND THUS DESCRIBED CONTAINS 2.0 ACRES, MORE OF LESS.