

ORDINANCE 2015 - 07

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA
REZONING APPROXIMATELY 95.00 ACRES OF REAL
PROPERTY LOCATED ON THE NORTH SIDE OF SR200
BETWEEN GRESSMAN ROAD AND GRESSMAN DAIRY
ROAD, FROM RESIDENTIAL SINGLE FAMILY-2 (RS-2)
TO OPEN RURAL (OR); PROVIDING FOR FINDINGS;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, G & H Land and Timber Investments, LLC and Bent Oak Farms of Callahan, LLC are the owners of two parcels totaling 95.00 acres identified as Tax Parcels #42-2N-25-0000-0013-0010 and 42-2N-25-0000-0013-0020 by virtue of Deed recorded at O.R. page of the Public Records of Nassau County, Florida; and

WHEREAS, G & H Land and Timber Investments, LLC and Bent Oak Farms of Callahan, LLC have authorized Mollie M. Garrett to file Application R15-003 to change the zoning classification of the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on May 5, 2015 and voted to recommend approval of R15-003 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 district 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 June 8, 2015; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 of the Florida Statutes.

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, in particular, FL.01.02(B).

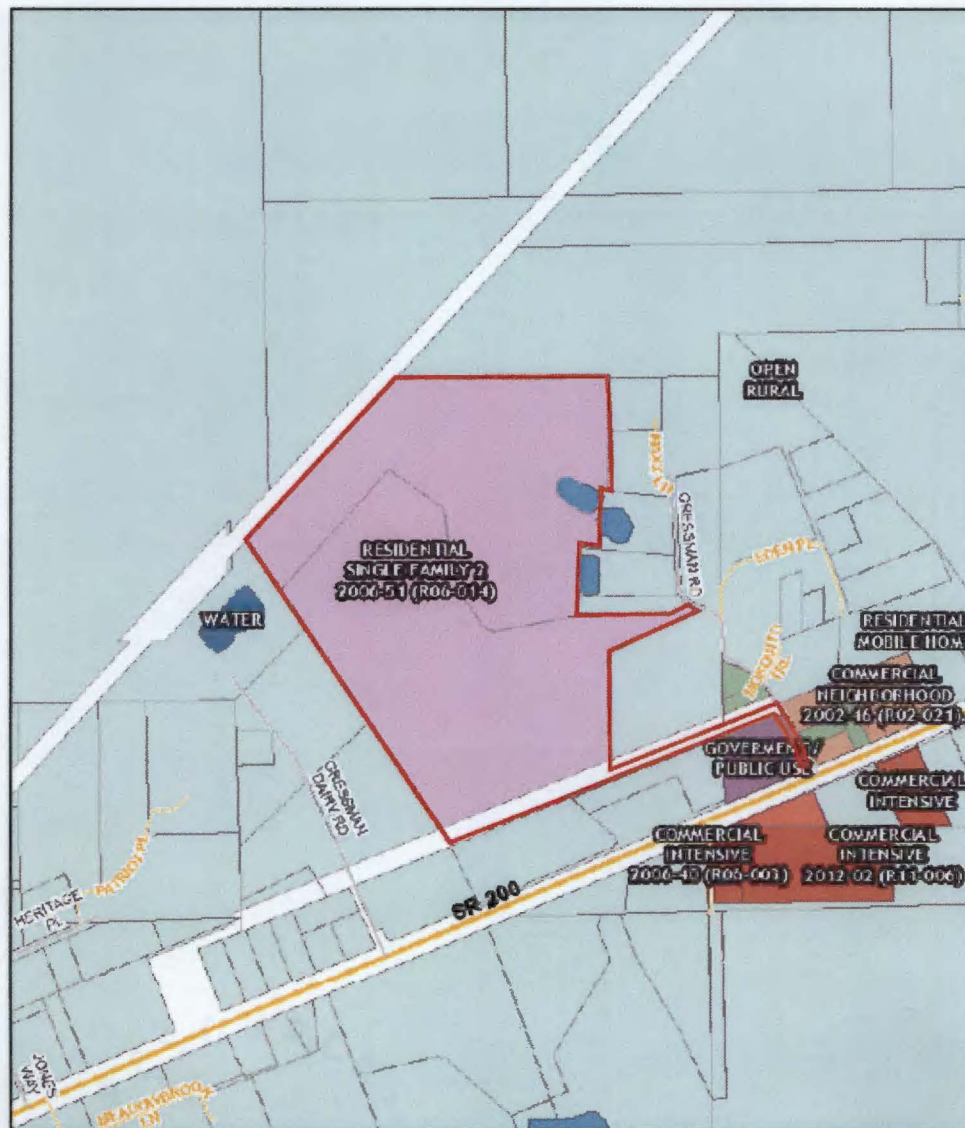
SECTION 2. PROPERTY REZONED.

The real property described in Section 3 is rezoned and reclassified to Open Rural (OR) upon the effective date of the Ordinance the Growth Management 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 G & H Land and Timber Investments, LLC and Bent Oak Farms of Callahan, LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

R15-003



Legal Description

DESCRIPTION FOR BENT OAK FARMS OF CALLAHAN SUBDIVISION

OF THE FRANCIS WOODS DONATION, SECTION 42, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY AS FOLLOWS:

AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 42; THENCE SOUTH 89°05'58" WEST, ALONG THE NORTHERLY LINE OF THE T 1/4 OF SAID SECTION 42, 1912.58 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (T RIGHT OF WAY) NOW ABANDONED; THENCE SOUTH 42°40'34" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEABOARD COASTLINE 1240.19 FEET; THENCE SOUTH 33°27'16" EAST 384.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 33°27'16" EAST, 1822.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A 120.00 FOOT RIGHT OF WAY) NOW ABANDONED AND THE NORTHEASTERLY BOUNDARY OF LANDS OF CHARLES L AND LINDA J. GRESSMAN DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 1320 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 67°45'15" EAST, ALONG THE CENTER LINE OF SEABOARD AIRLINE RAILROAD (ABANDONED 120.00 FOOT RIGHT OF WAY) 852.23 FEET TO A POINT ON NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 151.39 FEET TO A POINT OF TANGENT BEING ON THE SOUTH LINE OF AFORESAID ABANDONED SEABOARD AIRLINE RAILROAD SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°09'04" EAST, 146.97 FEET; THENCE NORTH 67°45'15" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID SEABOARD AIRLINE RAILROAD, 1077.29 FEET; THENCE SOUTH 32°07'28" EAST, 216.69 FEET; THENCE SOUTH 16°11'31" EAST, 132.71 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID STATE ROAD NO.200 (A-1-A); THENCE NORTH 88°53'34" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF GRESSMAN ROAD (A VARIABLE WIDTH RIGHT OF WAY) AS NOW LAID OUT; THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 16°11'31" WEST, 133.00 FEET TO AN ANGLE POINT; THENCE NORTH 16°11'31" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 276.73 FEET; THENCE SOUTH 67°45'15" WEST, ALONG THE SOUTHERLY BOUNDARY OF GRESSMAN ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 1873, PAGE 612, AND THE CENTER LINE OF THE AFOREMENTIONED SEABOARD AIRLINE RAILROAD, 1049.04 FEET; THENCE NORTH 00°58'29" WEST, ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 89, PAGE 69, (STATE OF FLORIDA MAINTENANCE FACILITY) 697.48 FEET; THENCE NORTH 64°09'22" EAST, ALONG THE NORTH BOUNDARY OF SAID OFFICIAL RECORDS BOOK 89, PAGE 69, TO THE WESTERLY RIGHT OF WAY LINE OF GRESSMAN ROAD (A 30.00 FOOT RIGHT OF WAY AS NOW LAID OUT AND IN USE); THENCE ALONG SAID RIGHT OF WAY LINE OF GRESSMAN ROAD NORTH 66°47'47" WEST, 44.03 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 164.89 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 32.81 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°05'16" WEST, 32.76 FEET; THENCE SOUTH 04°09'51" WEST, 120.26 FEET; THENCE SOUTH 89°77'50" WEST, 537.28 FEET; THENCE SOUTH 16°11'31" WEST, 30.00 FEET TO A POINT IN THE CENTER LINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES; THENCE SOUTH 79°26'28" WEST, 125.83 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 105.73 FEET TO A POINT OF TANGENT BEING ON THE CENTER LINE OF SAID 60.00 FOOT EASEMENT AN ARC DISTANCE OF 105.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AND SAID 60.00 FOOT EASEMENT AN ARC DISTANCE OF 161.86 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°00'09" WEST, 160.43 FEET; THENCE NORTH 16°11'31" WEST, CONTINUING ALONG THE CENTER LINE OF SAID 60.00 FOOT EASEMENT, 347.11 FEET; THENCE NORTH 64°16'38" WEST, ALONG THE

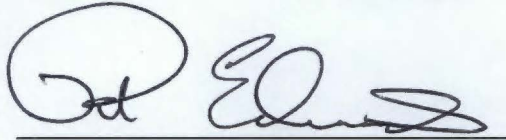
SOUTHWESTERLY LINE OF AFORESAID 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, 300.28 FEET; THENCE SOUTH 42°40'34" WEST, 920.81 FEET TO THE POINT OF BEGINNING.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective after filing with the Secretary of State.

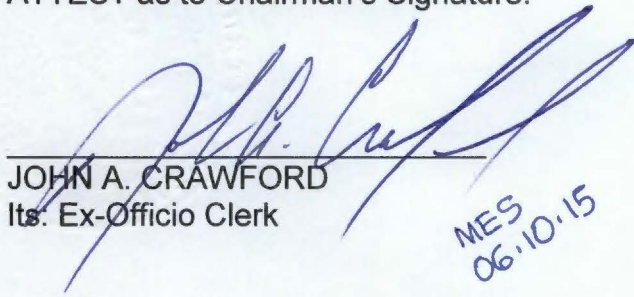
PASSED AND ADOPTED THIS 8TH DAY OF JUNE, 2015.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



PAT EDWARDS,
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
06.10.15

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



MICHAEL S. MULLIN
County Attorney