

ORDINANCE NO. : 83-22

AMENDMENT TO ORDINANCE NO. 83-19

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt ORDINANCE NO. 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida and

WHEREAS, AMELIA PLANTATION COMPANY, AMELIA ISLAND, FLORIDA the owner(s) of the real property described in this ordinance, have applied to the Board of County Commissioners for a rezoning and reclassification of that property from RESIDENTIAL SINGLE FAMILY-1(RS-1) and RESIDENTIAL GENERAL -1(RG-1) to RESIDENTIAL TOWNHOUSE (RT) and;

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall comprehensive zoning ordinance and orderly development of the County of Nassau, Florida:

NOW THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1: PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from RESIDENTIAL SINGLE FAMILY -1 (RS-1) and RESIDENTIAL GENERAL -1 (RG-1) to RESIDENTIAL TOWNHOUSE (RT) as defined and classified under the Zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by AMELIA PLANTATION COMPANY, AMELIA ISLAND FLORIDA and is described as follows:

See Appendix "A" attached hereto and made a part hereof by specific reference.

SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

ADOPTED this 22nd day of November, 1983.

AMENDMENT NO R-83-24
TO
ORDINANCE NO. 83-19

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

T. J. Greeson
T. J. Greeson
Its: Ex-Officio Clerk

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

By: Gene R. Blackwelder
Gene Blackwelder
Its: Chairman

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R-83-24

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ATTACHMENT A

LEGAL DESCRIPTION FOR LAKEHOUSES SITE
(West side of Sea Marsh Road between Fairway Oak Villas and Club Villas)

TRACT I

A part of Tract 1, Sea Marsh Village Unit One as recorded in Plat Book 4, pages 11, 12 and 13 of the public records of Nassau County, Florida, being more particularly described as follows: Begin at the Southeast corner of Lot 14, said Sea Marsh Village Unit One: thence South $88^{\circ}22'26''$ East, 292.37 feet; thence South $72^{\circ}55'35''$ East, 292.35 feet to the Westerly right of way line of Sea Marsh Road, as shown on said plat of Sea Marsh Village Unit One; thence South $01^{\circ}38'32''$ West, along said Westerly right of way line, 570.37 feet to the point of curvature of a curve to the right; thence continue along said Westerly right of way line and along the arc of a curve concave Northwesterly and having a radius of 25.0 feet, an arc distance of 37.45 feet, said arc being subtended by a chord bearing and distance of South $44^{\circ}33'12''$ West, 34.04 feet to the point of tangency of said curve; thence South $87^{\circ}27'53''$ West along the Northerly right of way line of said Sea Marsh Road, 21.47 feet to the point of curvature of a curve to the right; thence continue along said Northerly right of way line and along the arc of a curve concave Northerly and having a radius of 470.00 feet, an arc distance of 70.31 feet, said arc being subtended by a chord bearing and distance of North $88^{\circ}14'58''$ West 70.25 feet to the point of tangency of said curve; thence North $83^{\circ}57'49''$ West along said Northerly right of way line, 273.58 feet to the Easterly line of Lot 69, said Sea Marsh Village Unit One; thence North $06^{\circ}02'11''$ East, along last said line 87.50 feet to the Northeasterly corner of said Lot 69; thence North $69^{\circ}55'39''$ West, along the Northerly line of said Lot 69, 86.88 feet; thence North $88^{\circ}50'21''$ West, along last said line, 137.60 feet to the Northeasterly corner of Lot 68, said Sea Marsh Village Unit One; thence South $78^{\circ}30'49''$ West, along the Northerly line thereof, 95.29 feet to the Northeasterly corner of Lot 67, said Sea Marsh Village Unit One; thence South $81^{\circ}33'11''$ West, along the Northerly line thereof, 88.93 feet to the Northeasterly corner of Lot 66, said Sea Marsh Village Unit One; thence North $07^{\circ}08'34''$ West, 602.95 feet to the Southwesterly corner of Lot 15, said Sea Marsh Village Unit One; thence South $80^{\circ}42'29''$ East, along the Southerly line of said Lot 15, 140.72 feet to the Southwesterly corner of aforesaid Lot 14; thence South $88^{\circ}22'26''$ East, along the Southerly line of said Lot 14, 159.71 feet to the POINT OF BEGINNING.

Containing 11.27 acres, more or less.

TRACT II

A portion of Tract I, Sea Marsh Village Unit One, as recorded in Plat Book 4, pages 11, 12 and 13 of the public records of Nassau County, Florida, being more particularly described as follows: Begin at the Southwest corner of Lot 13, said Sea Marsh Village Unit One; thence North $73^{\circ}39'42''$ East, along the Southerly line of said lot 13, 130.06 feet to the Southeasterly corner of said Lot 13; thence North $65^{\circ}34'00''$ East, 65.88 feet to the Westerly line of those lands known as Villa Parcel 9; thence Southerly and Easterly along the Southerly line of said Villa Parcel 9, run the following eight courses and distances: (1) South $19^{\circ}12'06''$ East, 150.04 feet (2) South $25^{\circ}59'06''$ West, 95.09 feet (3) $37^{\circ}26'30''$ East, 59.51 feet (4) South $81^{\circ}33'30''$ East, 70.02 (5) North $51^{\circ}04'28''$ East, 67.22 feet (6) South $47^{\circ}06'55''$ East, 117.11 feet (7) South $67^{\circ}30'26''$ East, 135.82 feet (8) North $35^{\circ}29'28''$ East, 89.00 feet to the Westerly right of way line of Sea Marsh Road (Parcel "A") as shown on said plat of Sea Marsh Village Unit One; thence Southerly along said Westerly right of way line and along the arc of a curve concave Westerly and having a radius of 245.00 feet, an arc

ATTACHMENT A, continued

distance of 106.82 feet, said arc being subtended by a chord bearing and distance of South $10^{\circ}50'54''$ East, 105.98 feet to the point of tangency of said curve; thence South $01^{\circ}38'32''$ West, along said Westerly right of way line, 65.0 feet; thence North $72^{\circ}55'35''$ West, 292.35 feet; thence North $88^{\circ}22'26''$ West, 292.37 feet to the Southeasterly corner of Lot 14, said Sea Marsh Village Unit One; thence North $04^{\circ}22'33''$ West, along the Easterly line thereof, 144.70 feet; thence North $49^{\circ}07'24''$ West, along the Northeasterly line of said Lot 14, 33.7 feet to the Easterly right of way line of Willow Pond Road; thence Northerly along said Easterly right of way line and along arc of a curve concave Westerly and having a radius of 50.0 feet, an arc distance of 21.20 feet, said arc being subtended by a chord bearing and distance of North $08^{\circ}01'31''$ East, 21.04 feet to the point of tangency of said curve; thence North $04^{\circ}07'14''$ West, along said Easterly right of way line, 41.10 feet to the point of curvature of a curve to the left; thence continue along said Easterly right of way line and along the arc of a curve concave Southwesterly and having a radius of 225.00 feet, an arc distance of 88.62 feet, said arc being subtended by a chord bearing and distance of North $15^{\circ}24'14''$ West, 88.05 feet to the POINT OF BEGINNING.

Containing 2.44 acres, more or less.