

ORDINANCE NO. 2004- 62
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 23rd 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 which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, **YULEE HOME CENTER, LLC**, the owner of the real property described in this Ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) to RESIDENTIAL, SINGLE FAMILY 2 (RS-2); and

WHEREAS, the Nassau County Planning and 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 Land Use Plan and orderly development of the County of Nassau, Florida, and the specific area.

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 OPEN RURAL (OR) to

RESIDENTIAL, SINGLE FAMILY 2 (RS-2) 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 **YULEE HOME CENTER, LLC**, and is described as follows:

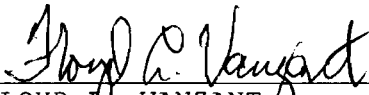
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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

ADOPTED this 13th day of December, 2004.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



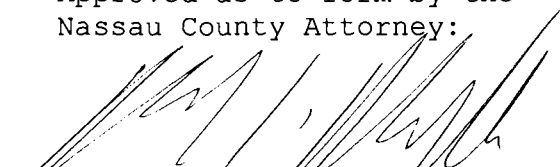
FLOYD L. VANZANT
Its: Chairman

ATTEST:



J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT A

A portion of Lot 2 of the Estate of H. M. Thigpen as recorded in Deed Book 39, Page 356 of the Public Records of Nassau County, Florida, lying and being within Section 37, Township 3 North, Range 27 East of said County and being more particularly described as follows: For a Point of Reference commence at the Northeast corner of said Lot 2; thence South 01 degrees 30 minutes 00 seconds West along the Easterly line of said Lot 2, 309.50 feet to a point on said Easterly line; thence North 86 degrees 15 minutes 00 seconds West, 350.83 feet to the POINT OF BEGINNING; thence continue North 86 degrees 15 minutes 00 seconds West, 324.17 feet to the Southeasterly right-of-way line of Lents Road (as now established); thence North 32 degrees 51 minutes 00 seconds East along said Southeasterly right-of-way line, 177.39 feet; thence South 86 degrees 15 minutes 00 seconds East, 237.90 feet; thence South 03 degrees 45 minutes 00 seconds West, 155.00 feet to the POINT OF BEGINNING.