

ORDINANCE NO. 2006-51
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

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

WHEREAS, **CHARLES and LINDA GRESSMAN and SEDOMA INVESTORS, LLC**, the owners of the real property described in this Ordinance, have 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 **CHARLES and LINDA GRESSMAN and SEDOMA INVESTORS, 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 24th day of April, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



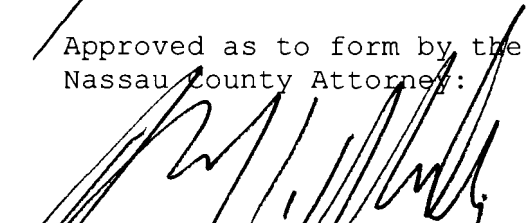
THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL NORTH OF THE SEABOARD AIRLINE RAILROAD CENTERLINE)

August 5, 2004

A PORTION OF SECTION 16 AND A PORTION OF THE FRANCIS WOODS DONATION, SECTION 42, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 42; THENCE SOUTH $89^{\circ}05'58''$ WEST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 42, A DISTANCE OF 658.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $89^{\circ}05'58''$ WEST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 42, A DISTANCE OF 1253.93 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 100 FOOT RIGHT-OF-WAY) NOW ABANDONED; THENCE SOUTH $42^{\circ}40'34''$ WEST, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, A DISTANCE OF 1240.19 FEET; THENCE SOUTH $33^{\circ}27'18''$ EAST A DISTANCE OF 2126.26 FEET TO THE CENTERLINE OF THE SEABOARD AIRLINE RAILROAD (A 120 FOOT RIGHT-OF-WAY) NOW ABANDONED; THENCE NORTH $67^{\circ}45'15''$ EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1035.38 FEET TO THE SOUTHWESTERLY CORNER OF THE STATE OF FLORIDA HIGHWAY MAINTENANCE FACILITY; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO COURSES; (1) NORTH $00^{\circ}56'29''$ WEST A DISTANCE OF 697.46 FEET; (2) NORTH $64^{\circ}09'22''$ EAST A DISTANCE OF 581.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GRESSMAN ROAD (A 30 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; (1) NORTH $66^{\circ}47'47''$ WEST A DISTANCE OF 44.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 164.69 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}24'58''$ AN ARC DISTANCE OF 32.81 FEET AND A CHORD BEARING NORTH $61^{\circ}05'18''$ WEST A DISTANCE OF 32.76 FEET; THENCE SOUTH $64^{\circ}09'51''$ WEST A DISTANCE OF 120.26 FEET; THENCE SOUTH $89^{\circ}17'50''$ WEST A DISTANCE OF 537.28 FEET; THENCE NORTH $00^{\circ}04'03''$ EAST A DISTANCE OF 401.34 FEET; THENCE SOUTH $85^{\circ}14'20''$ EAST A DISTANCE OF 133.40 FEET; THENCE NORTH $01^{\circ}16'53''$ WEST A DISTANCE OF 342.07 FEET; THENCE SOUTH $85^{\circ}14'20''$ EAST A DISTANCE OF 56.17 FEET; THENCE NORTH $01^{\circ}17'16''$ WEST A DISTANCE OF 661.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 93.917 ACRES MORE OR LESS.