

ORDINANCE NO. 2006-53
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, **DERRICK AND LORIBETH DUNMAN**, 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 1 (RS-1); 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 1 (RS-1) 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 **DERRICK AND LORIBETH DUNMAN**, 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 22nd day of May, 2006.

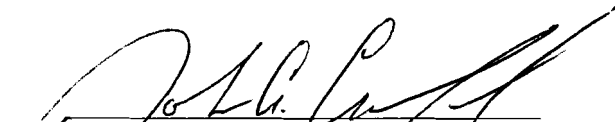
CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



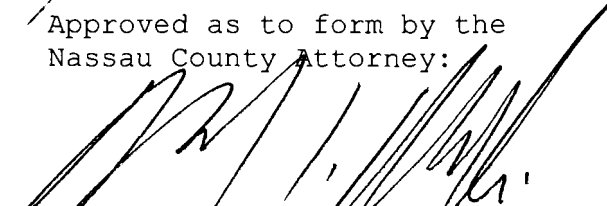
THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

A portion of the John Vaughn Grant, Section 52, Township 3 North, Range 27 East, Nassau County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Lot "A", Robert Highland, according to plat recorded in Plat Book 5 page 5, current public records of said county; thence North 72 degrees 10 minutes East along the Southerly right of way line of SCL Railroad (120 foot R/W), 1646.8 feet; thence South 17 degrees 59 minutes East, 910.75 feet; thence North 67 degrees 57 minutes 40 seconds East, 285.0 feet; thence South 00 degrees 04 minutes 20 seconds East, 1301.02 feet; thence South 88 degrees 25 minutes 20 seconds East, 1370.93 feet to a point in the Westerly right of way line of Peeples Road (a 40 foot R/W); thence North 03 degrees 30 minutes 30 seconds West along said right of way line, 207.5 feet to the Point of Beginning; thence continue North 03 degrees 30 minutes 30 seconds West along said right of way line, 43.93 feet to point of curve in said right of way line; thence Northwesterly along said curve, being concave Westerly, having a radius of 469.13 feet, a chord bearing and distant of North 15 degrees 33 minutes West, 195.74 feet, respectively; thence North 88 degrees 25 minutes 20 seconds West, 169.0 feet; thence South 03 degrees 30 minutes 30 seconds East, 231.74 feet; thence South 88 degrees 25 minutes 20 seconds East, 210.0 feet to the Point of Beginning. Containing 1 acre.