

ORDINANCE NO. 2006-54
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, **JAMES C. AND AUDREY ANN GREGORY**, 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 **JAMES C. AND AUDREY ANN GREGORY**, is described as follows:

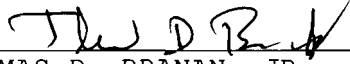
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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



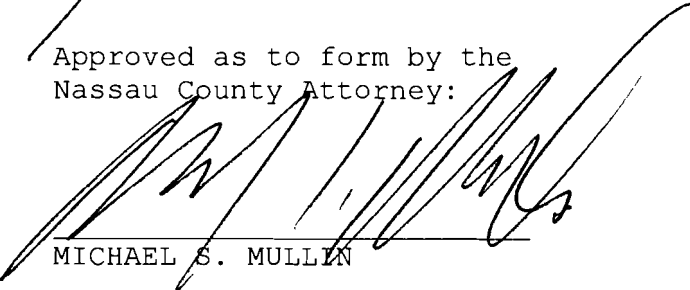
THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

Exhibit A

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA KNOWN AND DESCRIBED AS:

PART OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE ALONG THE WEST LINE OF SAID SECTION, SOUTH 01° 14' EAST, 1478.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST SECTION LINE SOUTH 01° 14' EAST, 337.38 FEET; THENCE SOUTH 73° 16' 18" EAST, 175.50 FEET; THENCE NORTH 06° 59' 30" EAST, 328 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE LANDS OF JOHN CREWS; THENCE ALONG SAID NORTH LINE 74° 02' 40" WEST, 224.43 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED LANDS; THENCE NORTH 73° 16' 18" WEST, 30.44 FEET; THENCE NORTH 06° 59' 30" EAST, 337 FEET, MORE OR LESS, TO THE NORTH LINE OF THE LANDS OF JOHN CREWS AT A POINT THAT IS 194.06 FEET EAST OF THE NORTHWEST CORNER OF SAID LANDS; THENCE ALONG SAID NORTH LINE, SOUTH 74° 02' 40" EAST, 134.09 FEET, MORE OR LESS, TO THE WESTERLY TERMINUS OF JOHN CREWS ROAD; THENCE ALONG SAID WESTERLY TERMINUS, SOUTH 15° 57' 20" WEST, 30.00 FEET; THENCE NORTH 74° 02' 40" WEST, 99.00 FEET; THENCE SOUTH 06° 59' 30" WEST, 298 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.