

ORDINANCE NO. 2006- 55
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, **ATC PARTNERSHIP**, 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 RESIDENTIAL, SINGLE FAMILY 2 (RS-2) to RESIDENTIAL, GENERAL 1 (RG-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 RESIDENTIAL, SINGLE

FAMILY 2 (RS-2) to RESIDENTIAL, GENERAL 1 (RG-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 **ATC PARTNERSHIP**, 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 22nd day of May, 2006.


CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



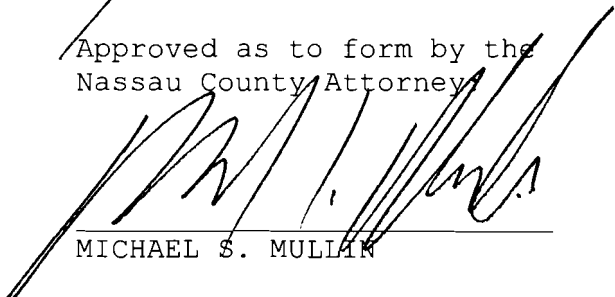
THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

LEGAL DESCRIPTION
NORTH PARCEL EAST OF AMELIA ISLAND PARKWAY
March 3, 2006

A PORTION OF LOTS 83, 84, 85 AND 86, OCEAN BREEZE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 83; THENCE SOUTH 00°20'50" EAST ALONG THE EASTERLY LINE OF SAID LOTS 83, 84, 85 AND 86, A DISTANCE OF 1321.38 FEET TO A POINT LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 86, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIRTH ROAD (A 30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°42'33" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 33.59 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AMELIA ISLAND PARKWAY (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND BEING ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 850.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 90.71 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°35'32" WEST, 90.67 FEET) TO A POINT; THENCE NORTH 15°45'03" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 926.38 FEET TO A POINT; THENCE NORTH 21°35'26" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.22 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CASHEN ROAD (A 30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89°23'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 430.13 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOTS 59, 60 AND 61, OCEAN BREEZE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 00°10'24" EAST ALONG THE EASTERLY LINE OF SAID LOT 59, A DISTANCE OF 465.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 59, THENCE SOUTH 00°21'51" EAST ALONG THE EASTERLY LINE OF SAID LOTS 60 AND 61, A DISTANCE OF 660.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 61, SAID POINT BEING

ON THE NORTHERLY RIGHT-OF-WAY LINE OF SIMMONS ROAD, A 30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH $89^{\circ}49'16''$ WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 234.23 FEET TO A POINT LOCATED AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AMELIA ISLAND PARKWAY (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND BEING ON A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 625.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 356.09 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $03^{\circ}32'04''$ EAST, 351.29 FEET TO A POINT; THENCE NORTH $19^{\circ}46'43''$ EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 850.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 405.49 FEET (SAID ARC BEING SUBTENDED BY A CHORD DISTANCE OF 405.49 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $06^{\circ}03'38''$ EAST, 401.66 FEET) TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY OF HIRTH ROAD, A 30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH $89^{\circ}42'33''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.25 FEET TO THE POINT OF BEGINNING.

Michael A. Manzie, P.L.S.
Florida Registration #4069
Job #16638

LEGAL DESCRIPTION
SOUTH PARCEL EAST OF AMELIA ISLAND PARKWAY
March 3, 2006

A PORTION OF LOTS 59, 60 AND 61, OCEAN BREEZE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 59; THENCE SOUTH 00°10'24" EAST ALONG THE EASTERLY LINE OF SAID LOT 59, A DISTANCE OF 465.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 59, THENCE SOUTH 00°21'51" EAST ALONG THE EASTERLY LINE OF SAID LOTS 60 AND 61, A DISTANCE OF 660.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 61, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SIMMONS ROAD, A 30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 89°49'16" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 234.23 FEET TO A POINT LOCATED AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AMELIA ISLAND PARKWAY (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND BEING ON A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 625.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 356.09 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°32'04" EAST, 351.29 FEET TO A POINT; THENCE NORTH 19°46'43" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 850.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 405.49 FEET BY (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°03'38" EAST, 401.66 FEET) TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY OF HIRTH ROAD, A 30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°42'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.25 FEET TO THE POINT OF BEGINNING.

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