

ORDINANCE NO. 2006-78

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, AS AMENDED; PROVIDING FOR THE REZONING OF APPROXIMATELY 1.57 ACRES FROM OPEN RURAL (OR) TO RESIDENTIAL, SINGLE FAMILY 1 (RS-1); PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE

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 from time to time; and

WHEREAS, **JUSTIN E. STEVENS**, the owner of the real property described in this Ordinance, filed Application R06-035 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 conducted a public hearing on October 3, 2006 and voted to recommend approval to the Board of County Commissioners; and

WHEREAS, taking into consideration the testimony and evidence, the Commission finds that R06-035 is consistent with standards for review; and

WHEREAS, public notice has been provided in accordance with Chapter 125, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida:

SECTION 1. FINDINGS: This rezoning is consistent with the Nassau County Comprehensive Plan.

SECTION 2. PROPERTY REZONED: The real property described in Section 3 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. The Planning Director is hereby authorized to amend the Official Zoning Map to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by **JUSTIN E. STEVENS**, and is described as follows:


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

SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective upon its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

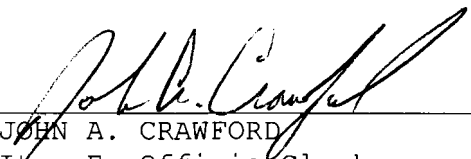
ADOPTED this 23rd day of October, 2006.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
THOMAS D. BRANAN, JR.  
Its: Chairman

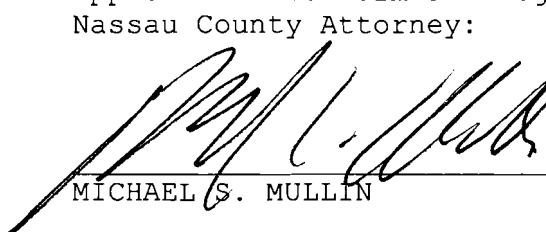
ATTEST as to Chairman's Signature:



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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form and legality by the  
Nassau County Attorney:



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MICHAEL S. MULLIN

## EXHIBIT A

### LEGAL DESCRIPTION

ALL OF LOT 4 AND A PORTION OF LOT 5, BLACKROCK ESTATES, NASSAU COUNTY, FLORIDA. ACCORDING TO PLAT RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 5 AFORESAID BEING ALSO THE NORTHWEST CORNER OF LOT 4 AFORESAID; AND RUN NORTH  $86^{\circ}25'16''$  EAST, A DISTANCE OF 399.96' FEET TO THE NORTHEAST CORNER OF SAID LOT 5 BEING ALSO THE SOUTHEAST CORNER OF LOT 6, BLACKROCK ESTATES, AFOREMENTIONED; THENCE SOUTH  $01^{\circ}59'13''$  EAST ALONG THE EASTERLY LINE OF SAID LOT 5, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 (AK/A BLACKROCK ROAD), (A 100.0 FOOT RIGHT-OF-WAY), A DISTANCE OF 122.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, BEING ALSO THE NORTHEAST CORNER OF LOT 4 AFOREMENTIONED; THENCE NORTH  $76^{\circ}22'34''$  WEST ALONG THE SOUTHERLY LINE OF SAID LOT 5, BEING ALSO THE NORTHERLY LINE OF LOT 4 AFORESAID, A DISTANCE OF 415.12' FEET TO THE POINT OF BEGINNING.