

ORDINANCE NO. 75- 41

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AMENDMENT TO ORDINANCE NO. 74-33

WHEREAS, on the 8th day of October, 1974, the Board of County Commissioners, Nassau County, Florida did adopt ORDINANCE NO. 74-33, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, RICHARD O. HANCE, the owner of the real property described in this ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of that property from Open Rural to Residential General-2 and

WHEREAS, the NASSAU COUNTY 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 zoning ordinance and orderly development of County of Nassau, Florida;

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

FILED
SEP 15 2 55 PM '75
BRUCE A. SMITHERS
SECRETARY OF STATE

Section 1: Property Rezoned-The real property described in Section 2 is rezoned and reclassified from Open Rural to Residential General-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 RICHARD O. HANCE, and is described as follows:

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

Section 3: Effective Date-This ordinance shall become effective upon being signed by the Chairman of the Board of County Commissioners, Nassau County, Florida.

APPENDIX "A"

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A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

Being also known as Lots 8,9,10,11,12,13 and 14 of an unrecorded Subdivision prepared by George W. Lovesee, registered land surveyor No. 627, dated December 12, 1962.

Said portion being more particularly described as follows: for a point of reference commence at the Northwest corner of lands described in deed recorded in the public records of said County, in Deed Book 273, Page 262 and run North $13^{\circ}-48'$ East a distance of 100.0' Feet to a point on the Southerly right-of-way line of State Road No. S-108-A (also known as State Road No. 200-A, a 100' Foot R/W); run thence North $76^{\circ}-12'$ West along said right-of-way a distance of 60.0' Feet to the POINT OF BEGINNING.

From the Point of Beginning thus described continue North $76^{\circ}-12'$ West along said right-of-way a distance of 222.23' Feet to a point on the Easterly line of a proposed 30' Foot Canal; run thence South $13^{\circ}-48'$ West along said Easterly line a distance of 770.0' Feet more or less to a point on the Northerly right-of-way line of the Seaboard Coastline Railroad (a 120' Foot R/W); run thence in an Easterly direction along said right-of-way and along the arc of a curve concave to the Southerly having a radius of 2,925.0' Feet to a point where said right-of-way line is intersected by a line that bears South $13^{\circ}-48'$ West from the Point of Beginning; run thence North $13^{\circ}-48'$ East along said line a distance of 675.0' Feet more or less to the Point of Beginning.

The portion of land thus described contains 3.68 acres more or less.