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ORDINANCE NO. 87-43
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

WHEREAS, ALLAN K. ANDREASON, Managing Partner, Otter Run 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 that property from PLANNED UNIT DEVELOPMENT (PUD) TO RESIDENTIAL SINGLE FAMILY - 1 (RS-1) ; 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 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 PLANNED UNIT DEVELOPMENT (PUD) 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 ALLAN K. ANDREASON, Managing Partner, Otter Run Partnership, 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 of Nassau County, Florida.

ADOPTED this 23rd day of June, 1987.

AMENDMENT NO. _____
TO
ORDINANCE NO. 83-19

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST: 
T.G. GREESON
Its: Ex-Officio Clerk

BY: 
GENE R. BLACKWELDER
Its: Chairman

K-82-14

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APPENDIX "A"

All of that certain lot, piece or parcel of land situate, lying and being in Section 41, Township 2 North, Range 28 East, County of Nassau and State of Florida, and more particularly described by metes and bounds as follows: Beginning at a point on the section line between said Section 41 and Section 40, said point lying North 41° 00' East a distance of 3376 feet from the Southeast corner of Section 40, thence South 09° 35' East a distance of 44.1 feet to a point, thence South 87° 42' East a distance of 1109 feet to a point on the Westerly right-of-way line of a graded County Road (40' R/W), thence in a Northwesterly direction along the said right-of-way line and around a curve to the left a distance of 1181 feet to a point on the Section line between said Section 41 and Section 40, thence South 41° 00' West along said Section line a distance of 1352 feet, more or less, to the Point of Beginning.

Less and except the following:

Commence at a point on the section line between said Section 41 and Section 40, said point lying North 41° 00' East, a distance of 3376 feet from the Southeast corner of Section 40; thence South 09° 35' East, a distance of 44.14 feet to a point; run thence South 87° 42' East, a distance of 1121.97 feet to a point lying on the Westerly right-of-way line of Little Berry Lane, a 40 foot right-of-way by usage; run thence Northerly along said Easterly right-of-way line or Little Berry Lane, a distance of 75.0 feet to the Point of Beginning.

From the Point of Beginning thus described, continue Northerly along the said Westerly right-of-way line of Little Berry Lane, a distance of 280.0 feet to a point; run thence South 88° 00' West, a distance of 135.0 feet to a point; run thence South 06° 55', a distance of 148.0 feet to a point; run thence South 51° 44' East, a distance of 207.0 feet to a point lying on said Westerly right-of-way line of Little Berry Lane and to the Point of Beginning.

Legal Description for Rezoning Application filed by Allan K. Andreason