

**ORDINANCE NO. 2005-34**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 23<sup>rd</sup> 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 28<sup>th</sup> day of July, 1997; and

WHEREAS, **FREDERICK L. ANDERSON, SANDRA BOYETT, RUTH A. BREWER, AND LILLIAN LYNETTE WILLYOUNG**, the owners 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 OPEN RURAL (OR) to RESIDENTIAL, SINGLE FAMILY 2 (RS-2); 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 2 (RS-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 **FREDERICK L. ANDERSON, SANDRA BOYETT, RUTH A. BREWER, AND LILLIAN LYNETTE WILLYOUNG,** 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.

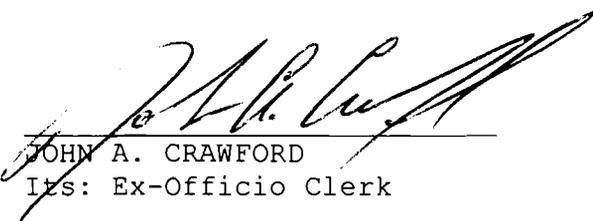
ADOPTED this 25th day of April, 2005.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

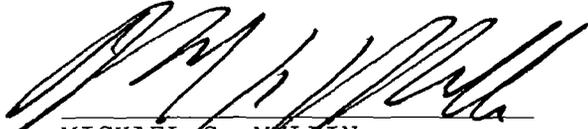
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
ANSLEY N. CREE  
Its: Chairman

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

# Coastal Land Surveyors

Boundary • Subdivisions • Topographic • Construction

34 North 14th Street  
Fernandina Beach, FL 32034  
(904) 261-8950 Voice  
(904) 277-6880 Fax

LEGAL DESCRIPTION 0206-01

A PORTION OF SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 45; THENCE NORTH 88 DEGREES 56 MINUTES 28 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID SECTION, A DISTANCE OF 1292.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 56 MINUTES 28 SECONDS EAST AND ALONG SAID SECTION LINE, A DISTANCE OF 1079.60 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 41 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE OF SECTION 45, A DISTANCE OF 156.08 TO THE WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD ( A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 01 DEGREES 53 MINUTES 46 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1388.36 FEET TO A POINT; THENCE NORTH 89 DEGREES 45 MINUTES 35 SECONDS WEST, A DISTANCE OF 1236.40 FEET TO A POINT; THENCE NORTH 01 DEGREES 53 MINUTES 46 SECONDS WEST, A DISTANCE OF 1361.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.0 ACRES, MORE OR LESS, IN AREA.

PREPARED BY:  
JIM PRACOCK P.S.M. NO. 3718