

ORDINANCE NO. 2006-61
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, **REBA ANN NELSEN**, 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 OPEN RURAL (OR) to RESIDENTIAL, SINGLE FAMILY 1 (RS-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 OPEN RURAL (OR) 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 **REBA ANN NELSEN**, 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 10th day of July, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



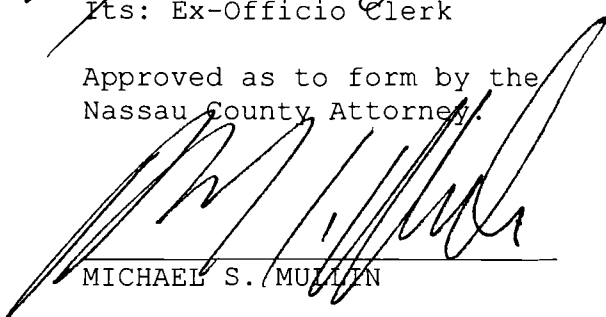
THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney.



MICHAEL S. MULLIN

EXHIBIT "A"

A PORTION OF THE SAMUEL HARRISON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. ALSO BEING A PORTION OF LOT 62, RAINBOW ACRES, AN UNRECORDED SUBDIVISION.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, ALLIGATOR CREEK ADDITION TO SEYMORE POINT ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 2, PAGE 73, WHERE THE EASTERLY RIGHT-OF-WAY LINE OF ALLIGATOR CREEK ROAD (A 60 FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF SEYMORE POINT ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH $80^{\circ} 01' 00''$ WEST A DISTANCE OF 82.56 FEET TO WHERE SAID NORTHERLY RIGHT-OF-WAY LINE INTERSECTS WITH THE WESTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ALLIGATOR CREEK ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES, (1) NORTH $33^{\circ} 24' 00''$ WEST A DISTANCE OF 670.94 FEET; (2) NORTH $42^{\circ} 15' 40''$ WEST A DISTANCE OF 66.84 FEET TO THE POINT OF BEGINNING. THENCE NORTH $42^{\circ} 15' 40''$ WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.18 FEET TO THE SOUTHEAST CORNER OF LOT 44, AFOREMENTIONED RAINBOW ACRES; THENCE NORTH $85^{\circ} 15' 00''$ WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 44, A DISTANCE OF 171.01 FEET TO THE NORTHEAST CORNER OF LOT 61, AFOREMENTIONED RAINBOW ACRES; THENCE SOUTH $09^{\circ} 25' 00''$ EAST, ALONG THE EASTERLY LINE OF SAID LOT 61, A DISTANCE OF 247.22 FEET; THENCE NORTH $59^{\circ} 51' 16''$ EAST A DISTANCE OF 256.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.86 ACRES MORE OR LESS.