

ORDINANCE NO. 2007-10

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 3.97 ACRES OF REAL PROPERTY LOCATED WEST OF MINER ROAD FROM OPEN RURAL (OR) TO RESIDENTIAL SINGLE-FAMILY TWO (RS-2); PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Richard and Katherine Miner, owners of the real property described in this Ordinance, filed Application R07-003 for a rezoning and reclassification of the property from OPEN RURAL (OR) to Residential Single-Family Two (RS-2); and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on March 6, 2007 and voted to recommend approval of the rezoning request to the Residential Single-Family Two (RS-2) district 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. FINDINGS: That the proposed rezoning to RS-2 is generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan in particular Policy 1.02.03 of the Future Land Use Element.

SECTION 2. PROPERTY REZONED: The real property described in Section 3 is rezoned and reclassified from OPEN RURAL (OR) to RESIDENTIAL SINGLE-FAMILY TWO (RS-2) as defined and classified under the Zoning Ordinance, Nassau County, Florida. The Official Zoning Map shall be amended to reflect this change.

SECTION 3. OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by Richard and Katherine Miner, and is described as follows:

JOB No. 26780
PARCEL "A"
LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE JOHN LOW GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF TRACT "H", (ADDITIONAL COUNTY RIGHT OF WAY), AS SHOWN ON THE PLAT OF HICKORY VILLAGE PHASE ONE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 369, 370 AND 371 OF THE PUBLIC RECORDS OF SAID

WAY LINE OF MINER ROAD, RUN THENCE SOUTH 65°30'26" WEST, ALONG THE AFORESAID NORTH LINE OF TRACT "A", (STORMWATER RETENTION AREA), AND THEN ALONG THE NORTH LINE OF LOTS 71, 70, 69, 68, 67, 65 AND 64, A DISTANCE OF 1,003.42 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH 01°41'42" EAST, ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 44, PAGE 571 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 493.35 FEET, TO A POINT; RUN THENCE SOUTH 85°45'10" WEST, A DISTANCE OF 312.62 FEET, TO A POINT; RUN THENCE SOUTH 15°53'23" WEST, A DISTANCE OF 204.88 FEET, TO A POINT; RUN THENCE SOUTH 01°24'22" WEST, A DISTANCE OF 299.82 FEET, TO A POINT ON THE NORTH LINE OF TRACT "B", (STORMWATER RETENTION AREA), AS SHOWN ON THE AFORESAID PLAT OF HICKORY VILLAGE PHASE ONE, AS SHOWN ON THE AFORESAID PLAT, RECORDED IN PLAT BOOK 6, PAGES 369, 370 AND 371 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE NORTH 85°45'10" EAST, ALONG THE NORTH LINE OF SAID TRACT "B", AND THEN ALONG THE NORTH LINE OF LOTS 63 AND 64, A DISTANCE OF 361.61 FEET, TO A POINT ON THE AFORESAID EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 44, PAGE 571 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 173,103 SQUARE FEET, OR 3.974 ACRES, MORE OR LESS, IN AREA

SECTION 4. EFFECTIVE DATE: This ordinance shall become effective upon filing with the Department of State.

PASSED and ADOPTED this 26th day of March, 2007.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

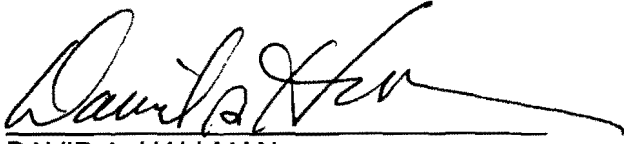

JIM B. HIGGINBOTHAM
Its: Chairman

Attest as to Chairman's Signature:


JOHN A. CRAWFORD

Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney


DAVID A. HALLMAN