

ORDINANCE NO. 2006- 32
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, **JOHNNY L. DUDLEY, DANIEL P. DUDLEY, AND GARY L. DUDLEY**, 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 INDUSTRIAL WAREHOUSE (IW) to RESIDENTIAL, GENERAL 2 (RG-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 INDUSTRIAL WAREHOUSE

(IW) to RESIDENTIAL, GENERAL 2 (RG-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 **JOHNNY L. DUDLEY, DANIEL P. DUDLEY, AND GARY L. DUDLEY**, 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.

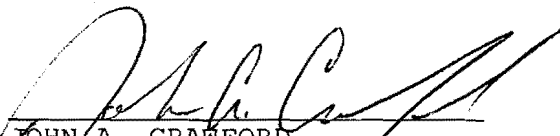
ADOPTED this 9th day of January, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

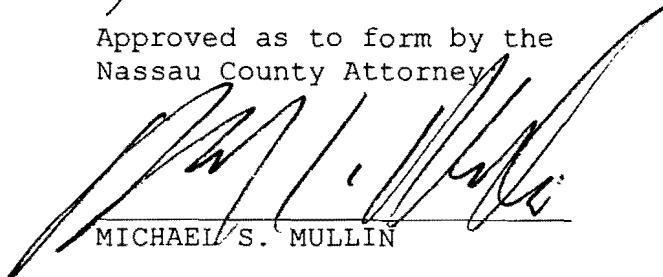
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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

Courtney Isles Rezoning Application

Exhibit A: Legal Description

A PART OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 NORTH, RANGE 27 EAST, TOGETHER WITH A PART OF THE JOHN LOWE MILL GRANT IN SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE OF THE RIGHT-OF-WAY INTERSECTION OF STATE ROAD NO. 200/A1A (A 184.00 FOOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF SECTION NO. 74060-2503) AND STATE ROAD NO. 200-A (A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION NO. 74600-2150 AND 7460-175); THENCE NORTH 07°51'58" EAST, ALONG THE CENTERLINE OF SAID STATE ROAD 200-A, A DISTANCE OF 93.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200/A1A; THENCE NORTH 72°46'59" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.68 FEET; TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200-A; THENCE NORTH 07°51'58" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1287.18 FEET; THENCE NORTH 72°46'59" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1202.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72°46'59" WEST, A DISTANCE OF 1552.27 FEET; THENCE NORTH 36°15'43" WEST, A DISTANCE OF 8.16 FEET; THENCE NORTH 16°11'14" WEST, A DISTANCE OF 63.01 FEET THENCE NORTH 06°45'37" WEST, A DISTANCE OF 41.71 FEET; THENCE NORTH 17°35'38" EAST, A DISTANCE OF 105.17 FEET; THENCE NORTH 35°57'53" EAST, A DISTANCE OF 35.45 FEET; THENCE NORTH 61°57'18" EAST, A DISTANCE OF 40.78 FEET; THENCE NORTH 16°33'20" EAST, A DISTANCE OF 57.92 FEET; THENCE SOUTH 75°15'16" EAST, A DISTANCE OF 493.03 FEET; THENCE SOUTH 15°52'21" WEST, A DISTANCE OF 40.34 FEET; THENCE SOUTH 02°00'36" WEST, A DISTANCE OF 33.96 FEET; THENCE SOUTH 05°50'35" EAST, A DISTANCE OF 40.38 FEET; THENCE SOUTH 26°19'04" EAST, A DISTANCE OF 36.49 FEET; THENCE SOUTH 36°56'24" EAST, A DISTANCE OF 30.62 FEET; THENCE SOUTH 06°21'17" WEST, A DISTANCE OF 42.36 FEET; THENCE SOUTH 60°38'14" WEST, A DISTANCE OF 31.18 FEET; THENCE SOUTH 71°07'10" WEST, A DISTANCE OF 38.58 FEET; THENCE SOUTH 04°31'31" WEST, A DISTANCE OF 59.60 FEET; THENCE SOUTH 75°40'22" EAST, A DISTANCE OF 46.05 FEET; THENCE NORTH 31°34'08" EAST, A DISTANCE OF 32.58 FEET; THENCE NORTH 16°28'16" EAST, A DISTANCE OF 38.04 FEET; THENCE NORTH 80°24'26" EAST, A DISTANCE OF 28.69 FEET; THENCE NORTH 38°45'07" EAST, A DISTANCE OF 52.18 FEET; THENCE NORTH 26°50'05" EAST, A DISTANCE OF 38.95 FEET; THENCE NORTH 11°42'37" EAST, A DISTANCE OF 43.78 FEET; THENCE NORTH 03°26'13" EAST, A DISTANCE OF 42.42 FEET; THENCE NORTH 25°24'09" EAST, A DISTANCE OF 46.26 FEET; THENCE NORTH 49°33'08" EAST, A DISTANCE OF 25.56 FEET; THENCE NORTH 10°46'21" EAST, A DISTANCE OF 80.31 FEET; THENCE NORTH 66°55'02" WEST, A DISTANCE OF 44.90 FEET; THENCE NORTH 45°01'52" WEST, A DISTANCE OF 43.16 FEET; THENCE NORTH 18°05'07" EAST, A DISTANCE OF 35.39 FEET; THENCE NORTH 42°22'48" EAST, A DISTANCE OF 73.79 FEET; THENCE NORTH 29°23'33" EAST, A DISTANCE OF 45.48 FEET; THENCE SOUTH 78°53'04" EAST, A DISTANCE OF 39.64 FEET; THENCE NORTH 31°38'02" EAST, A DISTANCE OF 46.80 FEET; THENCE NORTH 37°09'18" EAST, A DISTANCE OF 64.62 FEET; THENCE NORTH 50°05'08" EAST, A DISTANCE OF 45.09 FEET; THENCE NORTH 55°45'33" EAST, A DISTANCE OF 17.00; THENCE NORTH 09°50'46" EAST, A DISTANCE OF 57.69 FEET; THENCE NORTH 52°07'11" WEST, A DISTANCE OF 50.79 FEET; THENCE SOUTH 76°57'05" WEST, A DISTANCE OF 40.49 FEET; THENCE NORTH 44°55'12" WEST, A DISTANCE OF 47.59 FEET; THENCE SOUTH 69°55'51" WEST, A DISTANCE OF 33.31 FEET; THENCE NORTH 71°09'39" WEST, A DISTANCE OF 59.11 FEET; THENCE NORTH 34°24'57" EAST, A DISTANCE OF 48.22 FEET; THENCE NORTH 5°29'04" EAST, A DISTANCE OF 97.94 FEET; THENCE NORTH 18°20'11" WEST, A DISTANCE OF 38.79 FEET; THENCE NORTH 26°13'27" WEST, A DISTANCE OF 33.74 FEET; THENCE NORTH 40°46'36" WEST, A DISTANCE OF 35.91 FEET; THENCE NORTH 67°01'01" EAST, A DISTANCE OF 13.33 FEET; THENCE NORTH 50°38'53" EAST, A DISTANCE OF 57.78 FEET; THENCE NORTH 49°02'41" EAST, A DISTANCE OF 46.32 FEET; THENCE NORTH 64°22'28" EAST, A DISTANCE OF 21.87 FEET; THENCE NORTH 27°28'40" EAST, A DISTANCE OF 32.85 FEET; THENCE NORTH 50°26'14" EAST, A DISTANCE OF 21.33 FEET; THENCE NORTH 25°20'27" EAST, A DISTANCE OF 8.52 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 120.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 63°45'53" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1078.81 FEET; THENCE SOUTH 17°13'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1065.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.37 ACRES MORE OR LESS.