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ORDINANCE NO. 78 - 24

AMENDMENT TO ORDINANCE NO. 74-33

WHEREAS, on the 9th day of October, 1974, the Board of County Commissioners, Nassau County, Florida, did adopt ORDINANCE NO. 74-33, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County; Florida, and

WHEREAS, JOHNNIE A. VANZANT & CATHERINE J. VANZANT, the owner(s) of the real property described in this ordinance, has/have applied to the Board of County Commissioners for a rezoning and reclassification of that property from OPEN RURAL to COMMERCIAL NEIGHBORHOOD; 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;

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 to COMMERCIAL NEIGHBORHOOD 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 JOHNNIE A. VANZANT & CATHERINE J. VANZANT 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.

AMENDMENT NO.
TO
ORDINANCE NO. 74-33

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BY: Douglas Hodges
DOUGLAS HODGES, Chairman
October 24, 1978

ATTEST: D. O. Oxley
D. O. Oxley, Ex-Officio Clerk

490 123

EXHIBIT "A"

DESCRIPTION OF PROPERTY:

All that certain piece or parcel of land situate, lying and being in Section 5, Township 3 North, Range 24 East, Nassau County, Florida, and being part of Lots 11 and 12 of the pleasant park subdivision as recorded in Plat Book 2, page 21 of the public records of said Nassau County. The northeasterly 20 feet of said Lots 11 and 12 have been taken to widen U.S. Highway No. 1. The metes and bounds description of this parcel of land follows: Begin at the easterly corner of said Lot 12 and go South 59 degrees 30 minutes West along the southeasterly line of Lot 12 for 20 feet to the southwesterly side of the 150 foot right of way of U.S. Highway No. 1 to the Point of Beginning; thence go North 31 degrees 03 minutes West along the southwesterly side of the 150 foot right of way of said highway and parallel to the northeasterly line of said lots 11 and 12 for 200 feet to the line between lots 11 and 12; thence continue the same for 38 feet thru lot 11; thence go South 59 degrees 30 minutes West parallel to the line between lots 11 and 12 for 136 feet; thence go South 31 degrees 03 minutes East for 38 feet to the line between lots 11 and 12; thence continue the same for 200 feet to the southeast line of Lot 12; thence go North 59 degrees 30 minutes East along the southeast line of lot 12 for 136 feet to the Point of Beginning. This parcel of land contains 0.74 acre, more or less.

The street address and/or location for the above described property is: West side of US-1 (US 301) between Kara Drive and north boundary of City limits of Hilliard.