

ORDINANCE NO. 96- 06
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 23rd 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

WHEREAS, Mary F. Smith 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 COMMERCIAL GENERAL (CG); 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 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 COMMERCIAL GENERAL (CG) 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 Mary F. Smith, 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 being signed by the Chairman of the Board of


County Commissioners of Nassau County, Florida.

ADOPTED this 22nd day of January, 1996.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST:




T.J. GREESON
Its: Ex-Officio Clerk

BY:



JIM B. HIGGINBOTHAM
Its: Chairman

Approved as to Form
by the Nassau County Attorney



MICHAEL S. MULLIN

c:rez.ord

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CFA-96-001

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 274, PAGE 65 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 02°35'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 384.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°35'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.25 FEET; THENCE SOUTH 52°45'00" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD, A DISTANCE OF 294.57 FEET; THENCE NORTH 37°15'00" EAST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 361.04 FEET; THENCE SOUTH 52°45'00" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 935.65 FEET; THENCE SOUTH 87°14'36" WEST ALONG THE NORTHERLY LINE OF LOT 21, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10, PAGE 48 OF SAID PUBLIC RECORDS, A DISTANCE OF 798.92 FEET; THENCE NORTH 47°08'09" WEST, A DISTANCE OF 537.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.94 ACRES MORE OR LESS.