

ORDINANCE NO. 96-07  
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, Baurdeau Brothers Real Estate, Inc., 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 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 Baurdeau Brothers Real Estate, Inc., 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

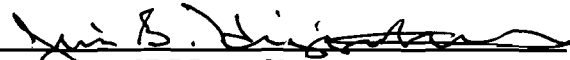
County Commissioners of Nassau County, Florida.

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

R-96-003  
+  
CPA-96-002

PART OF LOT 21, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10, PAGE 48 OF THE PUBLIC RECORDS OF 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 SAID PUBLIC RECORDS, 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 87°14'36" EAST ALONG THE NORTHERLY LINE OF SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 376.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°14'36" EAST ALONG THE NORTHERLY LINE OF SAID LOT 21 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 798.92 FEET; THENCE SOUTH 52°45'00" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 176.65 FEET; THENCE SOUTH 01°32'24" EAST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 216.48 FEET; THENCE SOUTH 87°14'36" WEST, A DISTANCE OF 572.79 FEET; THENCE NORTH 52°03'51" WEST, A DISTANCE OF 282.24 FEET; THENCE NORTH 47°08'09" WEST, A DISTANCE OF 204.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.59 ACRES MORE OR LESS.