

ORDINANCE NO. 2004-28
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 which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, **JAMES STEPHEN BENTON AND BETTY FAYE BENTON**, 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 RESIDENTIAL, MOBILE HOME (RMH) to COMMERCIAL, INTENSIVE (CI); 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 RESIDENTIAL, MOBILE

HOME (RMH) to COMMERCIAL, INTENSIVE (CI) 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 **JAMES STEPHEN BENTON AND BETTY FAYE BENTON**, and is described as follows:

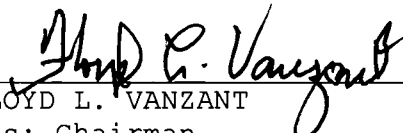
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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 28th day of June, 2004.


CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



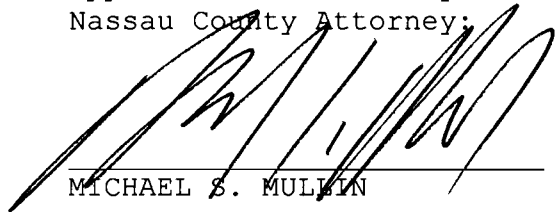
FLOYD L. VANZANT
Its: Chairman

ATTEST:



J.M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

Part of Section 52, Township 3 North, Range 27 East, Nassau County, Florida, and more particularly described as follows:

Commence at the Northwest corner of said Section 52, Township 3 North, Range 27 East, Nassau County, Florida, thence South 23 degrees, 16 minutes East along the Westerly line of Section 52 for 1,522 feet to the North line of State Road No. 200; thence South 84 degrees, 51 minutes East along the said North line of State Road No. 200 for 444.20 feet for a Point of Beginning; thence continue South 84 degrees, 51 minutes East along the said North line of State Road No. 200 for 200 feet; thence North 0 degrees, 15 minutes, 42 seconds East for 399.12 feet; thence North 84 degrees, 51 minutes West for 200 feet; thence South 0 degrees, 15 minutes, 42 seconds West for 399.12 feet to the Point of Beginning.