

ORDINANCE NO. 2005-06
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 which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, **MARK and DONNA O'STEEN**, 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 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 OPEN RURAL (OR) 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 **MARK and DONNA O'STEEN**, and is described as follows:

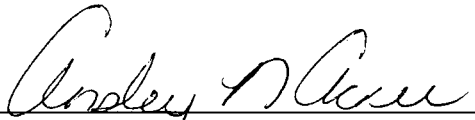
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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 February, 2005.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

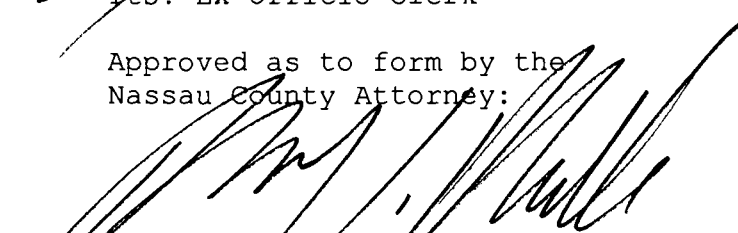
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


ANSLEY N. ACREE
Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN

DESCRIPTION:

All that certain piece or parcel of land, lying and being a portion of Section 51, Township 2 North, Range 25 East, Nassau County, Florida, being a portion of those lands described in Deed Book 216, Page 360 and Official Records Book 1, Page 576, Public Records of Nassau County, Florida and being more particularly described as follows: For a Point of Reference, commence at the southeast corner of Section 19, Township 2 North, Range 25 East, Nassau County, Florida; thence N 17°09'00" W, along the westerly line of Section 51, a distance of 332.90 feet to a point; thence N 76°59'00" E, a distance of 508.10 feet to a point; thence N 13°01'00" W, a distance of 200.00 feet to an iron and the Point of Beginning; thence continue N 13°01'00" W, a distance of 210.00 feet to an iron; thence S 76°59'00" W, a distance of 210.00 feet to an iron; thence S 13°01'00" E, a distance of 210.00 feet to an iron; thence N 76°59'00" E, a distance of 210.00 feet to the Point of Beginning, containing 1.01 acres, more or less.

Subject to a 30 foot Easement for Ingress and Egress, being 30 feet in width, easterly of and adjacent to the following described line: For a Point of Reference, commence at the southeast corner of Section 19, Township 2 North, Range 25 East, Nassau County, Florida; thence N 17°09'00" W, along the westerly line of Section 51, a distance of 332.90 feet to a point; thence N 76°59'00" E, a distance of 508.10 feet to a point; thence N 13°01'00" W, a distance of 200.00 feet to an iron; thence S 76°59'00" W, a distance of 210.00 feet to an iron; thence N 13°01'00" W, a distance of 120.00 feet to the Point of Beginning; thence continue N 13°01'00" W, along the westerly right-of-way of a 30 foot Easement for Ingress and Egress, a distance of 90.00 feet to an iron and the Point of Termination.

DESCRIPTION:

All that certain piece or parcel of land, lying and being a portion of Section 51, Township 2 North, Range 25 East, Nassau County, Florida, being a portion of those lands described in Deed Book 216, Page 360 and Official Records Book 1, Page 576, Public Records of Nassau County, Florida and being more particularly described as follows: For a Point of Reference, commence at the southeast corner of Section 19, Township 2 North, Range 25 East, Nassau County, Florida; thence N 17°09'00" W, along the westerly line of Section 51, a distance of 332.90 feet to a point; thence N 76°59'00" E, a distance of 508.10 feet to a point; thence N 13°01'00" W, a distance of 200.00 feet to an iron; thence S 76°59'00" W, a distance of 210.00 feet to an iron and the Point of Beginning; thence continue S 76°59'00" W, a distance of 90.00 feet to an iron; thence N 13°01'00" W, a distance of 150.00 feet to an iron; thence N 76°59'00" E, a distance of 90.00 feet to an iron on the westerly right-of-way of a 30 foot Easement for Ingress and Egress; thence S 13°01'00" E, along said westerly right-of-way, a distance of 30.00 feet; thence continue S 13°01'00" E, a distance of 120.00 feet to the Point of Beginning, containing 0.31 acres, more or less.