

**ORDINANCE NO. 2006-18**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 28th 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 28<sup>th</sup> day of July, 1997; and

WHEREAS, **BAYTREE CONTRACT SERVICES, LLC**, 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 RESIDENTIAL, MIXED (RM) to COMMERCIAL, GENERAL (CG); 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, MIXED

(RM) 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 **BAYTREE CONTRACT SERVICES, LLC**, 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 9th day of January, 2006.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

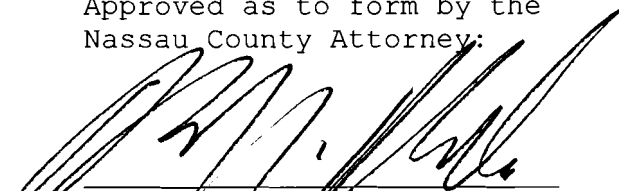
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
THOMAS D. BRANAN, JR.  
Its: Chairman

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

  
MICHAEL S. MULLIN

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PORTION OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING THE RESIDUE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGES 1792 - 1794 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE AT A CONCRETE MONUMENT FOUND WHERE THE WESTERLY RIGHT OF WAY LINE OF 3<sup>RD</sup> MT. ZION ROAD (A 60.0 FOOT RIGHT OF WAY) INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (SECTION NO. 74060-2503) A/K/A A-1-A (A 184.0 FOOT RIGHT OF WAY); AND RUN SOUTH 72° 46' 59" EAST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 799.63 FEET TO A 5/8" IRON ROD & CP MANZIE "LB 7039" SET WHERE SAID RIGHT OF WAY IS INTERSECTED BY THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGES 1792 - 1794 AFORESAID FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 72° 46' 59" EAST (SOUTH 72° 56' EAST DEED), ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1.32 FEET TO A 5/8" IRON ROD & CAP (D.O.T.) FOUND AT SURVEY LINE STATION 410+00 PER RIGHT OF WAY MAPS FOR STATE ROAD NO. 200 AFORESAID; THENCE CONTINUE SOUTH 72° 46' 59" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 99.68 FEET TO A 5/8" IRON ROD & CAP MANZIE "LB 7039" SET WHERE SAID RIGHT OF WAY IS INTERSECTED BY THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGES 1792 - 1794 AFORESAID; THENCE SOUTH 8° 38' 01" WEST (SOUTH 8° 34' WEST DEED), ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 129.10 FEET TO A 5/8" IRON ROD & CAP MANZIE "LB 7039" SET FOR THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 72° 46' 59" WEST (NORTH 72° 56" WEST DEED) ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 101.0 FEET (100.0 FEET DEED) TO A 3" X 3" CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 8° 38' 01" EAST (NORTH 8° 34' EAST DEED) ALONG

THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 129.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING THE RESIDUE OF LANDS DESCRIBED IN DEED BOOK 132, PAGE 191 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT FOUND WHERE THE WESTERLY RIGHT OF WAY LINE OF 3<sup>RD</sup> MT. ZION ROAD (A 60.0 FOOT RIGHT OF WAY) INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (SECTION NO. 74060-2503) A/K/A A-1-A (A 184.0 FOOT RIGHT OF WAY); AND RUN SOUTH 72° 46' 59" EAST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 800.95 FEET TO A 5/8" IRON ROD & CAP (D.O.T.) FOUND AT SURVEY LINE STATION 410+00 PER RIGHT OF WAY MAPS FOR STATE ROAD NO. 200 AFORESAID; THENCE CONTINUE SOUTH 72° 46' 59" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 99.68 FEET TO A 5/8" IRON ROD & CAP MANZIE "LB 7039" FOUND WHERE SAID RIGHT OF WAY IS INTERSECTED BY THE EASTERLY LINE OF LANDS OF DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGES 1792 - 1794 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. BEING ALSO THE WESTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 132, PAGE 191 AFOREMENTIONED FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 72° 46' 59" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 AFORESAID, A DISTANCE OF 50.0 FEET TO A 5/8" IRON ROD & CAP MANZIE "LB 7039" SET WHERE SAID RIGHT OF WAY IS INTERSECTED BY THE EASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 132, PAGE 191 AFORESAID; THENCE SOUTH 08° 38' 01" WEST, (SOUTH DEED), A DISTANCE OF 180.10 FEET TO A 5/8" IRON ROD & CAP MANZIE "LB 7039" SET FOR THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 72° 46' 59" WEST, (WEST DEED), ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 50.0 FEET, (50.0 DEED) TO A 5/8" IRON ROD & CAP MANZIE "LB 7039" SET FOR THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 08° 38' 01" EAST (NORTH DEED) ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 51.0 FEET TO A 5/8" IRON ROD & CAP MANZIE "LB 7039" FOUND FOR THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGES 1792 - 1794 AFOREMENTIONED; THENCE CONTINUE NORTH 08° 38' 01" EAST ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGES 1792 - 1794 BEING ALSO THE WESTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 132, PAGE 191 AFORESAID, A DISTANCE OF 129.10 FEET TO THE POINT OF BEGINNING.

Legal - SP-04-0162 Shroads - Baytree Contract Svs 05-0066