

ORDINANCE NO. 2006-23
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 28th day of July, 1997; and

WHEREAS, **SYLVIA C. MELTON**, 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 **SYLVIA C. MELTON**, 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:

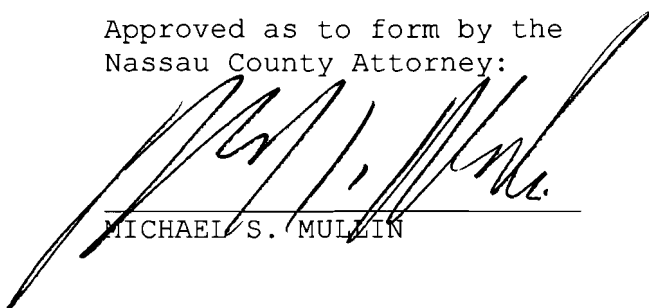

MICHAEL S. MULLIN

EXHIBIT A

PARCEL 1

All that certain lot, piece or parcel of land situate, lying and being in Gov. Lot 3, Section 24, Township 2 North, Range 28 East, Nassau County, Florida, and being described by metes and bounds as follows: Beginning at the Southwest corner of Gov. Lot 3 and Section 24 and go North along the West line of said Lot and Section for 674.5 feet; thence go East for 25 feet to the East side of the 60 foot County Road to the Point of Beginning; thence go East for 87 feet; thence go North for 50 feet; thence go West for 87 feet to the County Road; thence go South along the East side of the County Road for 50 feet to the Point of Beginning. This parcel of land contains 0.11 acre, more or less.

PARCEL 2

All that certain lot, piece, or parcel of land situate, lying, and being in Section 24, Township 2 North, Range 28 East, Nassau County, Florida, and being that land described in Official Records Book 44, page 343 of the public records of said Nassau County, Florida, and being more particularly described by metes and bounds as follows:

From the Point of Reference at the southwest corner of said section 24; thence east 25 feet along the south line of said Section 24 to a point on the easterly right of way line for the right of way of a county road; thence North 1 degree 23 minutes West 337.5 feet along said east right of way line to a point on the north right of way line of a 50 foot right of way for a county road; thence continue the same 286 feet to the Point of Beginning; thence North 1 degree 27 minutes West 50.00 feet along said east right of way line; thence North 88 degrees 33 minutes East 75.00 feet; thence South 1 degree 27 minutes East 50.00 feet; thence South 88 degrees 33 minutes West 75.00 feet to the Point of Beginning. This parcel contains 0.11 Acres, more or less.

As described on and according to that certain plat of Survey made by R. J. Allen, Registered Land Surveyor Number 2603 on December 10, 1976.

FILED IN THE
RECORDS OF THE
NASSAU COUNTY

9106788

91 MAY 17 AM 10:25

JK
L. J. ALLEN
REGISTERED LAND SURVEYOR
NASSAU COUNTY, FLORIDA