

ORDINANCE NO. 2006-24
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, **JAMES L. AND ELLA M. RICHO**, 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, 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 **JAMES L. AND ELLA M. RICHO**, 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.

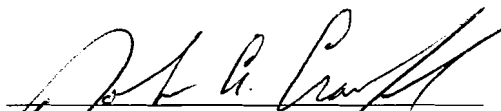
ADOPTED this 9th day of January, 2006.

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:

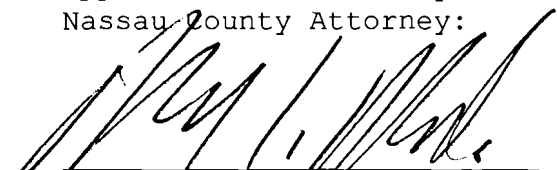

MICHAEL S. MUZZLIN

EXHIBIT "A"

That part of: Parcel 145, Right of Way

Begin at a point on the Southerly boundary of State Road 13, 360 feet West from the Western Boundary of the Community Road leading to Mt. Zion Baptist Church of O'Neal, Florida, run thence South 277 feet; thence West 50 feet; thence North 277 feet to the boundary of State Road 13; thence East, along the Southern boundary of State Road 13, 50 feet to the point of beginning. The same being in Section 24, T2N, R28E, Nassau County, Florida, fronting 50 feet on the Southern boundary of State Road 13. Lying southerly of and within 124 feet of the survey line of SR 200 Section 74060-2503, said survey line being described as follows: Begin on the West line of Section 24, T-2-N, R-28-E, at a point 1108.60 feet northerly from the SW corner thereof, run thence S. 72° 46'59" E 2,000 feet to the end of said survey line containing 4325 sq. ft. or 0.10 acre more or less, exclusive of existing road right of way.