

ORDINANCE NO. 2006-25
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, **DANIA DAVIS JACKSON**, 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 **DANIA DAVIS JACKSON**, 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.

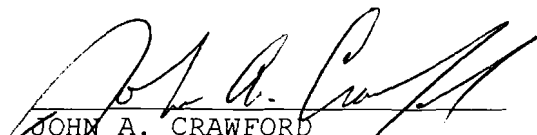
ADOPTED this 9th day of January, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

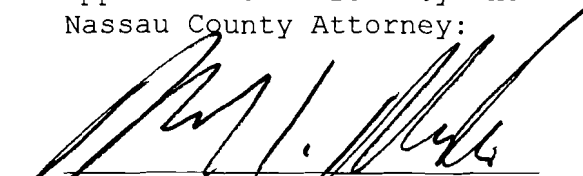
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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

BK 0761 PG 0885

OFFICIAL RECORDS

PARCEL ONE:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24 AND GO EAST ALONG SOUTH LINE OF SECTION 24 FOR 25 FEET; THENCE GO NORTH 01 DEGREE, 23 MINUTES WEST ALONG EAST SIDE OF THE COUNTY ROAD FOR 337.5 FEET TO THE NORTHEAST INTERSECTION OF TWO 50 FOOT WIDE COUNTY ROADS; THENCE GO SOUTH 88 DEGREES, 22 MINUTES EAST ALONG THE NORTH SIDE OF THE COUNTY ROAD FOR 757.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE THE SAME FOR 50 FEET TO THE SOUTHWEST CORNER OF THE HOMESTEAD LOT OF ANDREW HUBBART AS DESCRIBED IN DEED BOOK 169, PAGE 178 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE GO AT RIGHT ANGLES NORTH 01 DEGREE, 38 MINUTES EAST FOR 100 FEET TO THE NORTHWEST CORNER OF THE ANDREW HUBBART LOT; THENCE GO AT RIGHT ANGLES SOUTH 01 DEGREE, 38 MINUTES WEST FOR 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

FROM A POINT AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE BOUNDARIES OF A COMMUNITY ROAD LEADING TO COLORED BAPTIST CHURCH, AND A COMMUNITY ROAD, SAID INTERSECTION BEING A DISTANCE OF 370 FEET SOUTH FROM THE SOUTHERN BOUNDARY OF STATE ROAD 200, IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, IN NASSAU COUNTY, FLORIDA; FROM THIS POINT RUN WEST, ALONG THE SOUTHERN BOUNDARY OF LAST DESCRIBED COMMUNITY ROAD, A DISTANCE OF 300 FEET FROM THE SAID POINT OF INTERSECTION OF THE TWO ROADS, FOR A POINT OF BEGINNING; FROM THIS POINT OF BEGINNING RUN NORTH 100 FEET; THENCE WEST 50 FEET; THENCE SOUTH 100 FEET; THENCE EAST, ALONG THE NORTHERN BOUNDARY OF ROAD, 50 FEET TO THE POINT OF BEGINNING.

FILED & RECORDED AS PER
RECORDS OF NASSAU COUNTY
RECORDS DEPT.

9611563

96 MAY 30 PM 3:10

J. H. ...
CLERK OF COURT
NASSAU COUNTY, FLORIDA