

ORDINANCE NO. 2006-26
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, **RICHARD FOSTER, JR., AND SHANTELL FOSTER**, 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 **RICHARD FOSTER, JR. AND SHANTELL FOSTER** 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:

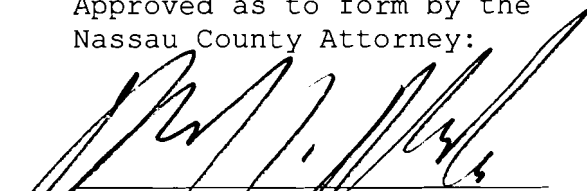

MICHAEL S. MULLIN

EXHIBIT "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN AND NEAR THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 28 EAST, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 AND SECTION 24 AND GO EAST ALONG THE LOT AND SECTION LINE FOR 25 FEET TO EASTERLY SIDE OF A 50 FOOT WIDE COUNTY ROAD; THENCE GO NORTH 1 DEGREE 23 MINUTES WEST ALONG EAST SIDE OF COUNTY ROAD FOR 337.5 FEET TO NORTH SIDE OF ANOTHER 50 FOOT WIDE COUNTY ROAD RUNNING TO THE EAST; THENCE FROM THIS POINT OF BEGINNING CONTINUE NORTH 1 DEGREE 23 MINUTES WEST ALONG EAST SIDE OF THE COUNTY ROAD FOR 50.69 FEET TO LAND DESCRIBED IN DEED BOOK 175, PAGE 258, OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE TO NORTH 88 DEGREES 37 MINUTES EAST ALONG THE SOUTH LINE OF SAID LAND FOR 187 FEET TO THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN DEED BOOK 175, PAGE 258; THENCE GO SOUTH 1 DEGREE 23 MINUTES EAST FOR 59.85 FEET TO THE NORTH SIDE OF THE 50 FOOT COUNTY ROAD; THENCE GO NORTH 88 DEGREES 22 MINUTES WEST ALONG NORTH SIDE OF SAID 50 FOOT WIDE COUNTY ROAD FOR 187.26 FEET TO THE POINT OF BEGINNING. THIS PARCEL OF LAND CONTAINS 0.23 ACRE, MORE OR LESS, AND IS THE SAME PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 116, PAGE 144, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA.