

**ORDINANCE NO. 2006-29**  
**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, **LUEBERTHA JOHNSON**, 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 **LUEBERTHA JOHNSON**, 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:

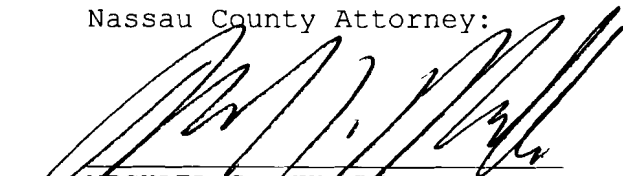
  
MICHAEL S. MULLIN

EXHIBIT "A"

Parcel 1

Beginning at a point on the Southern boundary of State Road Thirteen, 1200 feet west from O'Neal Creek; thence run South one hundred (100) feet; thence west fifty (50) feet; thence North one hundred one (101) feet to southern boundary of State Road Thirteen; thence Easterly, along south boundary of State Road Thirteen, fifty-one (51) feet to the point of beginning.

Then beginning at the Southwest corner of the above described parcel of land; running thence South one hundred (100) feet, thence West fifty (50) feet; thence North one hundred (100) feet; thence East fifty (50) feet to the point of beginning.

The above described two parcels of land being on and a part of Section 24, Township 2 North, Range 20 East in Nassau County, Florida.

Parcel 2

Being a part of Lot 12 in Section 24, Township 2 North, Range 28 east, and more fully and particularly described as beginning at a point on the South boundary of the right-of-way of State Road Thirteen, at a point of thirteen hundred thirteen (1,313) feet West from the run of O'Neal Creek, run thence West, along the southern boundary of State Road Thirteen, a distance of fifty-one (51) feet; thence South one hundred (100) feet; thence East fifty (50) feet; thence North one hundred two (102) feet to the boundary of State Road Thirteen, to the point of beginning.

Parcel 3

Situate, lying and being in Section 24, Township 2 North, Range 28 East, and beginning at a point on the West line of lands now owned by grantee herein two hundred (200) feet South from the southern boundary of State Road Thirteen, run thence West two hundred two (202) feet to a stake; thence South three hundred forty (340) feet to a stake; thence East three hundred three (303) feet to a stake; thence North one hundred ninety-six (196) feet to southeast corner of lands of grantee herein; thence West, along South boundary of lands of grantee herein, one hundred one (101) feet to southwest corner of lands of grantee; thence North, along western boundary of lands of grantee herein, one hundred forty-four (144) feet to point of beginning.

Parcel 4

From a point on the Southern boundary of State Road Thirteen, in Section 24, Township 2 North, Range 28 East, thirteen hundred and eight (1,308) feet West from O'Neal Creek, run South one hundred (100) feet for a point of beginning; thence run South two hundred nineteen (219) feet to a stake; thence West one hundred (100) feet to a stake; thence North one hundred twenty (120) feet to a stake; thence East fifty (50) feet; thence North one hundred (100) feet; thence East fifty (50) feet to the point of beginning.

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*J. H. ...*  
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