

ORDINANCE NO. 2006-35
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, **JOHN T. FERREIRA INSURANCE, INC.**, 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 OPEN RURAL (OR) 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 OPEN RURAL (OR) 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 **JOHN T. FERREIRA INSURANCE, INC.**, 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 23rd 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:

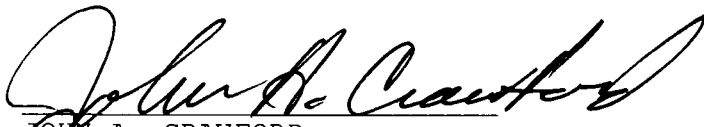
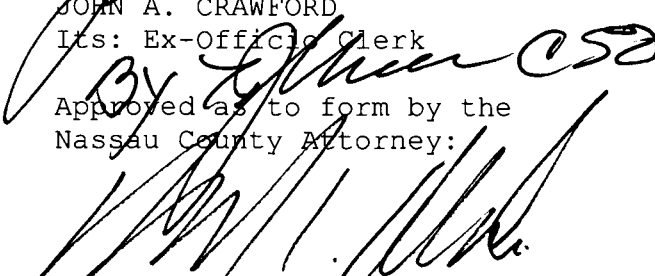
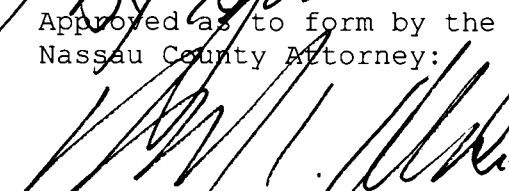

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

MICHAEL S. MULLIN

EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING AND BEING A PART OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CHISELED "X" ON A RAILROAD SPIKE LOCATED AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 200A, A 100 FOOT RIGHT-OF-WAY, AND STATE ROAD A-1-A (ALSO KNOWN AS STATE ROAD NO. 200), A 184 FOOT RIGHT-OF-WAY, SAID RAILROAD SPIKE BEARING NORTH 80°27'17" WEST, 238.33 FEET FROM A FOUND NAIL IN THE CENTER OF A 3"X3" PLATE STAMPED "D.O.T. SURVEY STATION 344 + 78.00"; THENCE NORTH 72°46'59" WEST ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A, 62.87 FEET; THENCE SOUTH 17°13'01" WEST, 92.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROAD WITH THE WESTERLY LINE OF LOFTON SQUARE BOULEVARD (A 125 FOOT RIGHT-OF-WAY), SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 17°13'01" WEST ALONG SAID WESTERLY LINE, 256.66 FEET; THENCE NORTH 72°46'59" WEST, 394.24 FEET; THENCE SOUTH 43°25'52" WEST, 19.36 FEET; THENCE NORTH 72°20'46" WEST, 24.34 FEET; THENCE NORTH 01°01'02" WEST, 60.38 FEET; THENCE NORTH 12°11'32" EAST, 41.02 FEET; THENCE NORTH 07°32'07" EAST, 88.76 FEET; THENCE NORTH 16°55'11" EAST, 47.44 FEET; THENCE NORTH 61°31'51" EAST, 46.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200/A-1-A; THENCE SOUTH 75°38'44" EAST, 153.51 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 72°46'59" EAST, 279.22 FEET TO THE POINT OF BEGINNING.