

**ORDINANCE NO. 2006- 41**  
**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, **TYLER PLAZA WEST, LLC**, 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 **TYLER PLAZA WEST, LLC**, and is described as follows:

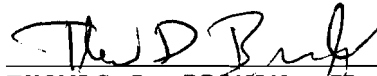
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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.

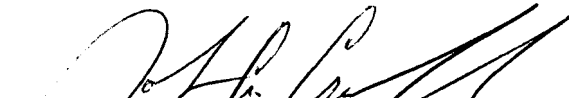
ADOPTED this 27th day of February, 2006.

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:

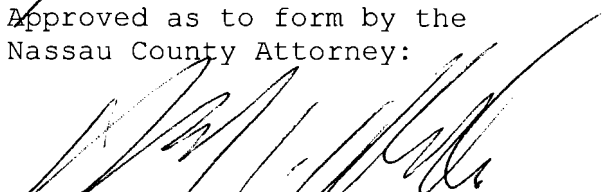
  
\_\_\_\_\_  
MICHAEL S. MULLIN

EXHIBIT "A"

A PORTION OF SECTION THIRTY-EIGHT (38), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-SEVEN (27) EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF A ONE HUNDRED (100.0) FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 122, PAGES 554 AND 555 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, (A VARIABLE RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE SOUTH EIGHTY-SIX (86) DEGREES, THIRTY-NINE (39) MINUTES, THIRTY-TWO (32) SECONDS EAST ALONG SAID RIGHT OF WAY LINE, TWO HUNDRED FORTY-NINE AND SIXTY-ONE HUNDREDTHS (249.61) FEET; THENCE SOUTH EIGHTY-FOUR (84) DEGREES, FORTY-FOUR (44) MINUTES, FIFTY-NINE (59) SECONDS EAST ALONG SAID RIGHT OF WAY LINE, FIFTY AND FIFTY-THREE HUNDREDTHS (50.53) FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH FIVE (05) DEGREES, FOURTEEN (14) MINUTES, FORTY-FOUR (44) SECONDS WEST, SIX HUNDRED (600.0) FEET; THENCE NORTH EIGHTY-FOUR (84) DEGREES FORTY-FOUR (44) MINUTES, FIFTY-NINE (59) SECONDS WEST, THREE HUNDRED SEVENTY-ONE AND FORTY-ONE HUNDREDTHS (371.31) FEET; THENCE NORTH TEN (10) DEGREES, THIRTY-FIVE (35) MINUTES, TWENTY-ONE (21) SECONDS WEST, TWO HUNDRED NINETY-THREE AND TWENTY-THREE HUNDREDTHS (293.23) FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED OFFICIAL RECORDS BOOK 122, PAGES 554 AND 555; THENCE NORTH FIFTY-FOUR (54) DEGREES, TWENTY-FOUR (24) MINUTES, THIRTY-NINE (39) SECONDS EAST ALONG SAID EASTERLY LINE, TWO HUNDRED (200.0) FEET; THENCE NORTH FIVE (05) DEGREES, FOURTEEN (14) MINUTES, FORTY-FOUR (44) SECONDS EAST, ALONG SAID EASTERLY LINE, ONE HUNDRED SEVENTY-EIGHT AND EIGHTY HUNDREDTHS (178.80) FEET TO THE POINT OF BEGINNING.