

**ORDINANCE NO. 2006-49**  
**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, **LILLIE AND BENJAMIN ISAAC**, 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 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 **LILLIE AND BENJAMIN ISAAC**, 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 24th day of April, 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:

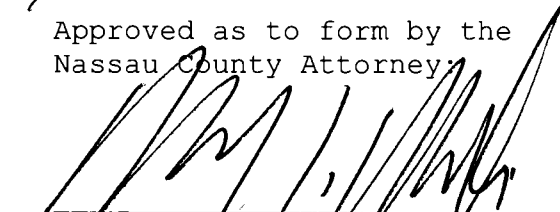
  
\_\_\_\_\_  
MICHAEL S. MULLIN

EXHIBIT "A"

This is a copy of the original record.

A portion of the JOHN D. VAUGHN GRANT, Section Thirty-eight (38), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida.

Being also a portion of the lands described in Affidavit, recorded in the public records of said County, in Official Records Book 114, page 96.

Said portion being more particularly described as follows:

For a point of reference, commence at a point where the Old Southerly right-of-way line of State Road No. 200, A-1-A (a Seventy-five (75.0) foot R/W) is intersected by the Westerly line of said Section Thirty-eight (38); and run South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East, a distance of Six Hundred Twenty-four and Twenty-six Hundredths (624.26) feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, continue South Twenty-three (23) degrees, Seven (07) minutes, Forty (40) seconds East, along said Westerly line, a distance of Two Hundred Ninety-five and Twenty-three Hundredths (295.23) feet; run thence North Seventy-eight (78) degrees, Fifty-one (51) minutes East, a distance of One Hundred Fifty-one and Five Hundredths (151.05) feet; run thence North Twenty-three (23) degrees, Two (02) minutes, Fifty-five (55) seconds West, a distance of Two Hundred Ninety-five and Fourteen Hundredths (295.14) feet; run thence South Seventy-eight (78) degrees, Fifty-one (51) minutes West, a distance of One Hundred Fifty-one and Five Hundredths (151.05) feet, to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within Right of Way of Miner Road.

9737

FILED AND RECORDED  
IN OFFICE

1982 SEP 29 AM 11:35

NASSAU COUNTY FLA  
CLERK CHRISTOPHER  
T.J. GREENE

Exhibit C