

ORDINANCE NO. 2006-63
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, **JVAC Development Company, 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) and COMMERCIAL, GENERAL (CG) 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) and

COMMERCIAL, GENERAL (CG) 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 **JVAC Development Company, 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 24th day of July, 2006.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



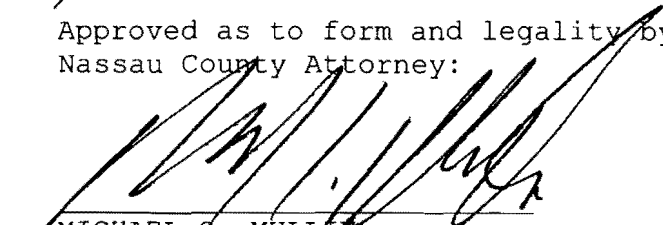
THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:



MICHAEL S. MULLIN

Exhibit "A"

This is an unfiled copy

A PORTION OF LOT 5, WOODSIDE ESTATES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 391-394 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT 5, SAID CORNER LYING AND BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (RIGHT OF WAY VARIES); THENCE DEPARTING SAID RIGHT OF WAY SOUTH 70° 59' 11" WEST, A DISTANCE OF 477.62 FEET THENCE SOUTH 31° 45' 00" EAST, A DISTANCE OF 333.28 FEET; THENCE NORTH 58° 13' 00" EAST, A DISTANCE OF 466.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AFOREMENTIONED; THENCE NORTH 31° 47' 00" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 227.69 TO THE POINT OF BEGINNING.

CONTAINING 3.0 ACRES MORE OR LESS.

ALSO AND TOGETHER WITH A 30.00 FOOT INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 804 PAGE 1653 OF SAID COUNTY PUBLIC RECORDS.