

**ORDINANCE NO. 2005- 45**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 23<sup>rd</sup> 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, **OTIS COUNCIL MOBLEY**, 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, HIGHWAY AND TOURIST (CHT); 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, HIGHWAY AND TOURIST (CHT) 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 **OTIS COUNCIL MOBLEY**, and is described as follows:

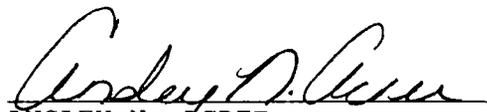
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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 May, 2005.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

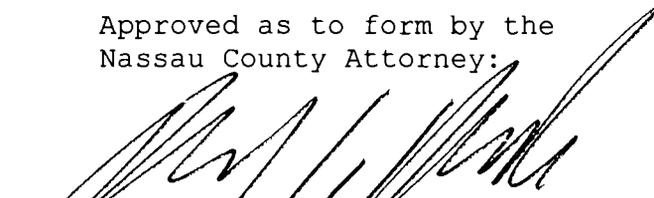
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
ANSLEY N. ACREE  
Its: Chairman

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

  
MICHAEL S. MULLEN

# MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Vernon N. Drake, P.S.M. • Frank L. Bowen, P.S.M.

## LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 4, OF FRACTIONAL SECTION 6, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 6 AFOREMENTIONED, AND RUN NORTH  $89^{\circ}21'30''$  EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 868.80' FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF A GRADED COUNTY ROAD (HAVING A 66' FOOT RIGHT-OF-WAY); RUN THENCE SOUTH  $6^{\circ}00'10''$  WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 415.24 FEET TO AN IRON PIPE; RUN THENCE SOUTH  $89^{\circ}21'30''$  WEST A DISTANCE OF 816.60 FEET TO AN IRON PIPE ON THE WESTERLY LINE OF SAID SECTION 6; RUN THENCE NORTH  $1^{\circ}13'07''$  WEST ALONG SAID WESTERLY LINE A DISTANCE OF 412.47 FEET TO THE POINT OF BEGINNING. THE PORTION OF LAND THUS DESCRIBED CONTAINS 7.98 ACRES MORE OR LESS.

THIS DESCRIPTION PREPARED FROM INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 280 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

  
FRANK L. BOWEN, P.S.M. 03-10-05  
FLORIDA REGISTRATION NO. 2477  
JOB NO. 15647