

ORDINANCE NO. 2006-40
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, **SIDNEY E. THOMAS**, 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 INTENSIVE (CI); 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 INTENSIVE (CI) 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 **SIDNEY E. THOMAS**, 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.

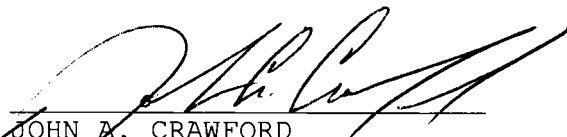
CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



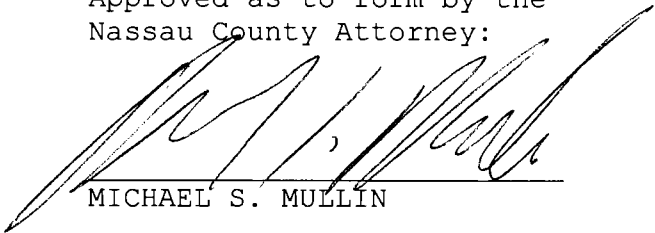
THOMAS D. BRANAN, JR.
Its: Chairman

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 THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1261, PAGE 1596 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, SAID NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CORNER COMMON TO SECTIONS 15, 16, 21, AND SECTION 22, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°08'38" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, A DISTANCE OF 200.00 FEET; THENCE NORTH 01°11'35" WEST, 506.95 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID SECTION 15; THENCE NORTH 89°05'49" WEST, ALONG SAID NORTHERLY LINE, 57.74 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, ALSO KNOWN AS A1A, (A 144.46 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 74040-2528); THENCE SOUTH 67°24'18" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 152.84 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SECTION 15; THENCE SOUTH 01°11'35" EAST, ALONG SAID WESTERLY LINE, 452.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.24 ACRES, MORE OR LESS.

SUBJECT TO A 30 FOOT INGRESS AND EGRESS EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 886, PAGE 448 OF SAID PUBLIC RECORDS.