

**ORDINANCE NO. 92 - 12**  
**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

WHEREAS, **CARLTON E. and LAURA B. DIXON**, 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 RESIDENTIAL, SINGLE FAMILY - 1 (RS-1) to COMMERCIAL, PROFESSIONAL and OFFICE (CPO).

WHEREAS, the Nassau County 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 zoning ordinance 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 RESIDENTIAL, SINGLE FAMILY - 1 (RS-1) to COMMERCIAL, PROFESSIONAL and OFFICE (CPO) 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 **CARLTON E. and LAURA B. DIXON**, 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 being signed by the Chairman of the Board of


County Commissioners of Nassau County, Florida.

ADOPTED this 27 day of April, 1992.


CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

ATTEST:

  
\_\_\_\_\_  
T.J. GREESON  
Its: Ex-Officio Clerk

BY:

  
\_\_\_\_\_  
THOMAS D. BRANAN, JR.  
Its: Chairman

c:rez.ord

BK 0535 PG 0435  
OFFICIAL RECORDS

EXHIBIT "A"

being part of Lot Thirty-nine (39), according to a plat recorded in Deed Book 39, page 292; being part of Section Twelve (12), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida and further described as follows:

Commencing at the Southwest corner of Lot Thirty-nine (39) and proceeding Northerly along the Easterly right of way line of Fernandina Road, a County Road, for a distance of One Hundred Sixty-five (165.0) feet to the POINT OF BEGINNING; thence continuing the same for One Hundred Forty-six (146.0) feet; thence at right angles Easterly One Hundred Seventy-six (176.0) feet to the East side of Lot Thirty-nine (39); thence at right angles Southerly along the Easterly side of Lot Thirty-nine (39) for a distance of One Hundred Forty-six (146.0) feet; thence at right angles Westerly One Hundred Seventy-six (176.0) feet to the West side of Lot Thirty-nine (39), (to the Easterly right of way line of Fernandina Road) to the POINT OF BEGINNING.