

**ORDINANCE NO. 2003-06**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 23rd 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, **The John Stokes Company, Inc.**, 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 COMMERCIAL GENERAL (CG) and OPEN RURAL (OR) to RESIDENTIAL ESTATE (RS-E); 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 COMMERCIAL GENERAL (CG) and OPEN RURAL (OR) to RESIDENTIAL ESTATE (RS-E) 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 **The John Stokes Company, Inc.** 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.

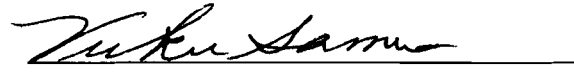
ADOPTED this 24th day of February, 2003.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

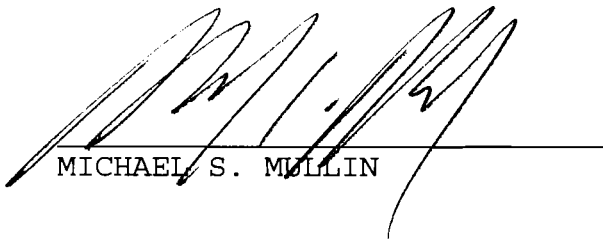
ATTEST:

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
J. M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk

  
\_\_\_\_\_  
VICKIE SAMUS  
Its: Chairman

Approved as to form by  
the Nassau County Attorney:

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

c:rez.ord

EXHIBIT "A"

# Map Showing A Boundary Survey of

A PORTION OF SECTION 5 AND SECTION 8, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 88°32'00" WEST, ALONG THE SOUTH LINE OF SAID SECTION 5, ALSO BEING THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 2420.57 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 (A-1-A); (A 100 FOOT RIGHT-OF-WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 74040-2528, DATED NOVEMBER 15, 1999); THENCE SOUTH 73°58'27" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 330.81 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 861, PAGE 1179 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID LANDS, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 00°40'51" WEST, 533.70 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: SOUTH 73°58'02" WEST, 430.01 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS DESIGNATED EXHIBIT A, AND DESCRIBED AND RECORDED IN OFFICIAL RECORD 682, PAGE 134, SAID PUBLIC RECORDS; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°41'00" WEST, 907.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 273.97 FEET, AN ARC DISTANCE OF 173.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°30'36" EAST, 171.08 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 35°42'12" EAST, 483.78

FEET; COURSE NO. 4: SOUTH 82°50'09" EAST, 1100.00 FEET TO THE EASTERLY BOUNDARY OF SAID LANDS DESIGNATED EXHIBIT A, AND DESCRIBED AND RECORDED IN OFFICIAL RECORD 682, PAGE 134; THENCE SOUTH 01°16'54" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 682, PAGE 134, SAID PUBLIC RECORDS, 1332.37 FEET TO A LINE LYING 110 FEET NORTHERLY OF AND PARALLEL TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 200 (A-1-A); THENCE SOUTH 73°58'27" WEST, ALONG LAST SAID LINE, 299.85 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 900, PAGE 1097; THENCE NORTH 01°18'53" WEST, ALONG LAST SAID LINE, 402.85 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 900, PAGE 1907; THENCE SOUTH 88°40'29" WEST, ALONG LAST SAID LINE, 348.19 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 935 PAGE 291; THENCE NORTH 01°17'44" WEST, ALONG LAST SAID LINE, 724.13 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED EXHIBIT A AND DESCRIBED AND RECORDED IN OFFICIAL RECORD 682, PAGE 134; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 89°10'10" WEST, 349.05 FEET TO THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; COURSE NO. 2: SOUTH 01°03'44" EAST, ALONG LAST SAID LINE, 895.25 FEET; COURSE NO. 3: SOUTH 75°58'02" WEST, 38.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.58 ACRES, MORE OR LESS

FOR: JOHN STOKES

