

ORDINANCE NO. 2003-~~08~~
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 28th day of July, 1997; and

WHEREAS, **Gary and Iris Higginbotham**, the 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 OPEN RURAL (OR) 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) 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 **Gary and Iris Higginbotham**, 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.

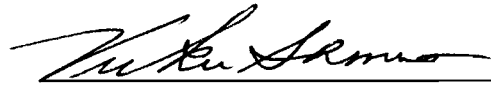
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

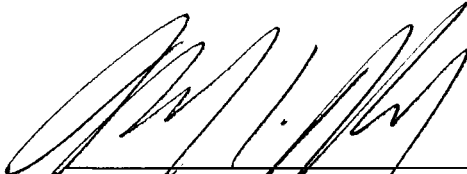


J. M. "CHIE" OXLEY, JR.
Its: Ex-Officio Clerk



VICKIE SAMUS
Its: Chairman

Approved as to form by
the Nassau County Attorney:



MICHAEL S. MULLIN

c:rez.ord

EXHIBIT "A"**LEGAL DESCRIPTION: COMMERCIAL GENERAL (CG) PARCEL:**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE AND LYING IN AND BEING A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE CORNER COMMON TO SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 25 EAST AND SAID SECTIONS 32 AND 33; THENCE SOUTH 87°41'51" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1388.18 FEET; THENCE NORTH 40°24'51" EAST, A DISTANCE OF 2099.90 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 - STATE ROAD No. 15 (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 31°47'00" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 582.99 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 31°47'00" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 490.00 FEET; THENCE SOUTH 58°13'00" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET; THENCE NORTH 31°47'00" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 58°13'00" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 31°47'00" WEST, A DISTANCE OF 31.91 FEET; THENCE SOUTH 33°07'32" WEST, A DISTANCE OF 175.98 FEET; THENCE NORTH 69°40'36" WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 25°51'49" EAST, A DISTANCE OF 449.74 FEET; THENCE NORTH 58°13'00" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.24 ACRES, MORE OR LESS.



US HIGHWAY #1

#1

490.00'

300.00'

150.00'

CG
524 acres

155.00'

110.00'

161.91'

175.98'

450.00'

180.00'

449.74'

CI
461 acres

320.00'

477.46'