

ORDINANCE NO. 2003- 47  
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, **RAYLAND 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 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 **Rayland 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 25th day of August, 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



SURVEYORS  
&  
LAND PLANNERS

# PRIVETT & ASSOCIATES, INC.

1201 SHADOWLAWN DRIVE  
ST. MARYS, GEORGIA 31558

Telephone: 912/882-3738  
Fax: 912/882-2729  
Email [privett@gata.net](mailto:privett@gata.net)

## EXHIBIT "A"

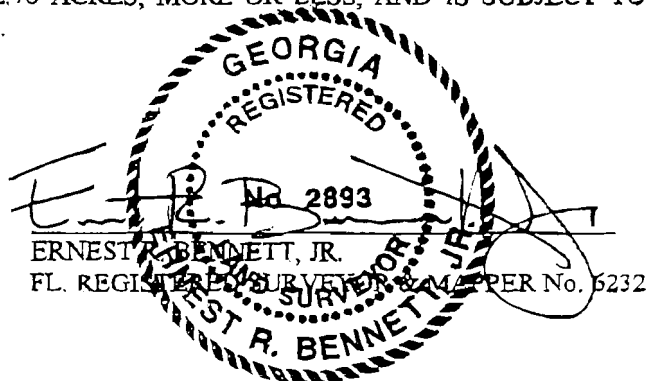
June 27, 2003

### LEGAL DESCRIPTION OF A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, AND A PORTION OF THE JOHN D. VAUGHN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, AND A PORTION OF THE JOHN D. VAUGHN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF CHRISTIANS WAY (A 100-FOOT WIDE PARCEL OF LAND, BEING LANDS OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY ACCORDING TO DEED RECORDED IN BOOK 655, PAGE 1308 OF THE OFFICIAL RECORDS OF SAID COUNTY), INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200/A-1-A (A VARYING RIGHT-OF-WAY AS NOW ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503) AND RUN NORTH  $84^{\circ}44'59''$  WEST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 347.95 FEET TO THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF YULEE UNITED METHODIST CHURCH (ACCORDING TO DEED RECORDED IN BOOK 587, PAGE 330 OF THE OFFICIAL RECORDS OF SAID COUNTY); TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH  $33^{\circ}26'01''$  WEST ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 246.54 FEET TO A POINT; RUN THENCE NORTH  $84^{\circ}44'59''$  WEST, A DISTANCE OF 494.87 FEET TO A POINT LYING ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE ADVISORY BOARD OF THE NORTH FLORIDA DISTRICT CHURCH OF THE NAZARENE (ACCORDING TO DEED RECORDED IN BOOK 553, PAGE 275, OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH  $05^{\circ}14'44''$  EAST, ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 217.31 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT LYING ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200/A-1-A; RUN THENCE SOUTH  $84^{\circ}44'59''$  EAST, ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 611.33 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.76 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.



PREPARED FROM REFERENCE DRAWING No. B-2-1096(B)-08-02

RAYLAND YULEE CHURCH NORTH PARCEL.lwp