

ORDINANCE NO. 2003- 56
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, **SEAN P. AND ELIZABETH M. MCCARTHY**, 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 RESIDENTIAL, SINGLE FAMILY 1 (RS-1); 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 RESIDENTIAL, SINGLE FAMILY 1 (RS-1) 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 **Sean P. and Elizabeth M. McCarthy**, 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

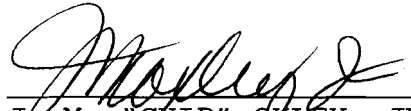
County Commissioners of Nassau County, Florida.

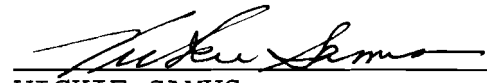
ADOPTED this 27th day of October, 2003.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

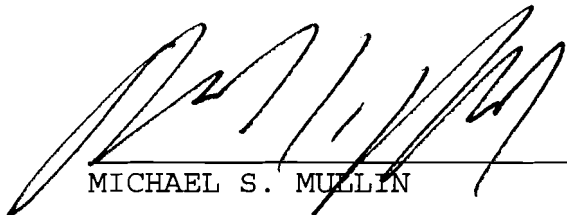
ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA


J. M. "CHIP" OAKLEY, JR.
Its: Ex-Officio Clerk


VICKIE SAMUS
Its: Chairman

Approved as to form by
the Nassau County Attorney:


MICHAEL S. MULLIN

c:rez.ord

MAP OF BOUNDARY SURVEY

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 39, MARGARET O'NEIL GRANT, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 39; THENCE NORTH 25°58'00" WEST, A DISTANCE OF 15.30 FEET TO THE WESTERLY SIDE OF SCOTT ROAD (A 35-FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD (A 120-FOOT RIGHT-OF-WAY); THENCE NORTH 20°57'00" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, A DISTANCE OF 2,750.14 FEET; THENCE SOUTH 69°03'00" EAST, A DISTANCE OF 35.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SCOTT ROAD AND THE POINT OF BEGINNING; THENCE NORTH 20°57'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 516.70 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 262, PAGE 258; THENCE NORTH 85°27'00" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 78.00 FEET TO AN IRON ROD AND CAP (LB6756) SET; THENCE CONTINUE NORTH 85°27'00" EAST, A DISTANCE OF 7 FEET MORE OR LESS TO THE EDGE OF MARSHLANDS; THENCE SOUTHWESTERLY BY AND ALONG THE MEANDERINGS OF THE EDGE OF MARSHLANDS FOR 639 FEET MORE OR LESS TO A POINT WHICH BEARS SOUTH 59°51'30" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 59°51'30" WEST, A DISTANCE OF 5.00 FEET MORE OR LESS TO AN IRON ROD AND CAP (LB-6756) SET; THENCE CONTINUE NORTH 59°51'30" WEST, A DISTANCE OF 247.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.59 ACRES MORE OR LESS.

R03-031