

ORDINANCE NO. 2005- 19
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, **G&H LAND DEVELOPMENT, LLC**, 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) to OPEN RURAL (OR); 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) to OPEN RURAL (OR) 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 **G&H LAND DEVELOPMENT, LLC**, 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 its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

ADOPTED this 28th day of March, 2005.

CERTIFICATION OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

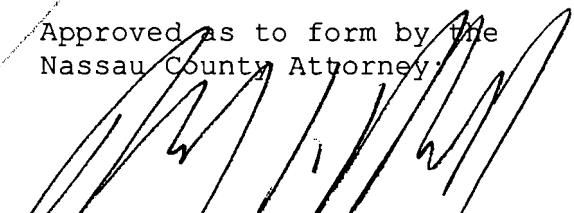

ANSLEY N. ACREE
Its: Chairman

ATTEST:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

EXHIBIT "A"

MAP SHOWING BOUNDARY SURVEY OF A PORTION OF SECTION 39, TOWNSHIP 4 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 39; THENCE NORTH 00 DEGREES 21 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 39, 91.75 FEET ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 950, PAGE 583 OF THE PUBLIC RECORDS OF SAID COUNTY, 295.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21 MINUTES 47 SECONDS EAST, ALONG SAID WESTERLY BOUNDARY, 567.83 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE SOUTH 63 DEGREES 24 MINUTES 52 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KINGS FERRY ROAD, 373.56 FEET; THENCE SOUTH 39 DEGREES 30 MINUTES 57 SECONDS EAST, 579.36 FEET TO THE POINT OF BEGINNING.

This parcel contains 2.17 acres more or less.