

**ORDINANCE NO. 2005-33**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 23<sup>rd</sup> 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, **CHARLES L. AND LINDA GRESSMAN**, 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 **CHARLES L. AND LINDA GRESSMAN**, and is described as follows:

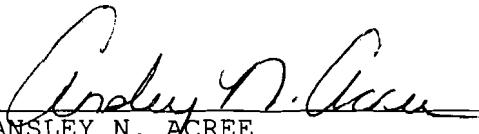
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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.

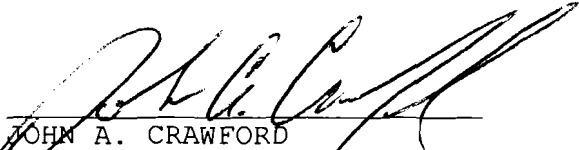
ADOPTED this 25th day of April, 2005.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

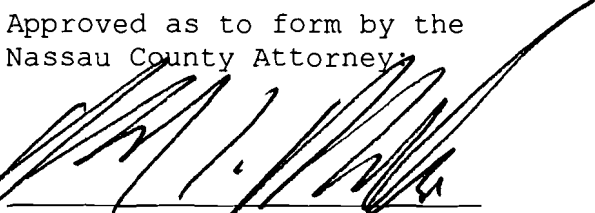
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
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

LEGAL DESCRIPTION:

PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

BEING ALSO A PORTION OF THE OLD SEABOARD AIRLINE RAILROAD (A 120.0 FOOT RIGHT-OF-WAY NOW ABANDONED).

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 42 AFOREMENTIONED; AND RUN NORTH 0°57'35" WEST ALONG THE WESTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 583.94 FEET TO THE CENTERLINE OF THE OLD SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY AFORESAID BEING ALSO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 0°57'35" WEST ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 42, AFORESAID, A DISTANCE OF 64.36 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 211, PAGE 229 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. BEING ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF THE OLD SEABOARD AIRLINE RAILROAD AFORESAID; THENCE NORTH 67°49'45" EAST, ALONG SAID SOUTHERLY LINE AND NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 305.30 FEET TO THE WESTERLY LINE OF A 30.0 FOOT EASEMENT, DESCRIBED IN DEED BOOK 87, PAGE 40 OF THE AFORESAID PUBLIC RECORDS. (SOUTH 67°46'25" WEST 310.00 FEET MORE OR LESS, OFFICIAL RECORDS BOOK 211, PAGE 229); THENCE SOUTH 32°07'30" EAST, ALONG THE WESTERLY LINE OF SAID 30.0 FOOT EASEMENT, A DISTANCE OF 60.92 FEET TO THE CENTERLINE OF OLD SEABOARD AIRLINE RAILROAD AFORESAID; THENCE SOUTH 67°49'45" WEST ALONG SAID CENTERLINE, A DISTANCE OF 339.10 FEET TO THE POINT OF BEGINNING.

SAID PORTION CONTAINING 0.44 ACRE MORE OR LESS.

A portion of Section 42, Township 2 North, Range 25 East, Nassau County, Florida. Said portion being more particularly described as follows: **For a Point of** Reference commence at the Southwest corner of the Southeast One-Quarter of Section 42 aforementioned, and run North 0°57'35" West along the Westerly line of said Southeast One-Quarter a distance of 648.30 feet to a point on the Northerly right-of-way line of the old Seaboard Airline Railroad (a 120 foot right-of-way now abandoned) for the POINT OF BEGINNING. From the Point of Beginning, thus described, continue North 0°57'35" West along said Westerly line a distance of 300.0 feet; run thence North 67°46'25" East a distance of 30.0 feet more or less to the Southwesterly line of a 30.0 foot easement described in Deed recorded in the Public Records of said County, in Deed Book 87, page 40; run thence in a Southeasterly and Southerly **direction along** said line a distance of **360.0** feet more or less to a point on the Northerly right of way line of the aforementioned abandoned railroad right-of-way; run thence South 67°46'25" West along said right of way a distance of 310.0 feet, more or less, to the POINT OF BEGINNING.