

**ORDINANCE NO. 2005-73**  
**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, **R.P.M. WOOD PRODUCTS, INC. and OSCAR AND MARGARET EDWARDS**, 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 INDUSTRIAL WAREHOUSE (IW); 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

INDUSTRIAL WAREHOUSE (IW) 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 **R.P.M. WOOD PRODUCTS, INC., and OSCAR AND MARGARET EDWARDS**, and is described as follows:

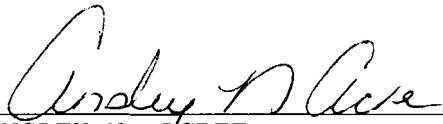
See Exhibit "A" attached hereto and made a part hereof by specific reference.

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 24th day of October, 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:

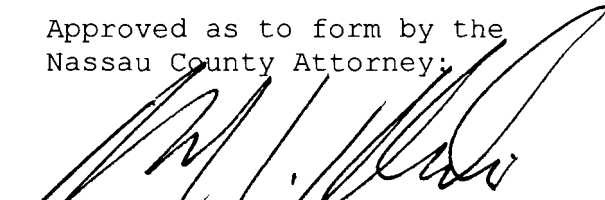
  
\_\_\_\_\_  
MICHAEL S. MULLIN

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE JOHN LOWE GRANT OR SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 198, PAGE 38 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 198, PAGE 38; THENCE NORTH 17°53'24" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 780.74 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 762, PAGE 1246 OF THE AFOREMENTIONED PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 72°06'36" WEST ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 299.46 FEET; THENCE NORTH 16°29'51" EAST, A DISTANCE OF 376.03 FEET; THENCE NORTH 10°05'27" EAST, A DISTANCE OF 111.44 FEET; THENCE NORTH 72°06'36" EAST, A DISTANCE OF 34.79 FEET TO THE EAST LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 198, PAGE 38; THENCE SOUTH 17°53'24" EAST ALONG SAID EAST LINE, A DISTANCE OF 408.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.51 ACRES, MORE OR LESS.

-276-5