

**ORDINANCE NO. 2002-51**  
**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, **NANCY HORNBUCKLE**, 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 RESIDENTIAL, SINGLE FAMILY (RS-2) to COMMERCIAL, NEIGHBORHOOD (CN); 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 RESIDENTIAL, SINGLE FAMILY (RS-2) to COMMERCIAL, NEIGHBORHOOD (CN) 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 **NANCY HORNBUCKLE** 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

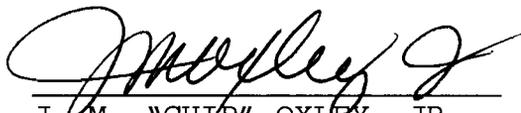
County Commissioners of Nassau County, Florida.

ADOPTED this 21st day of October, 2002.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

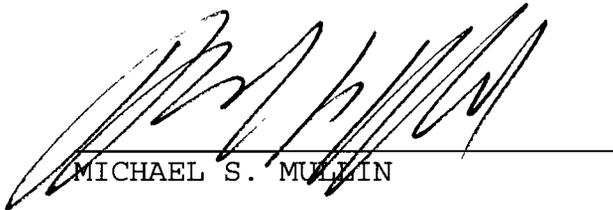


J.M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk



NICK D. DEONAS  
Its: Chairman

Approved as to form by  
the Nassau County Attorney:

  
MICHAEL S. MULLIN

c:rez.ord

# MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Frank L. Bowen, P.S.M. • Vernon N. Drake, P.S.M.

## EXHIBIT A

### LEGAL DESCRIPTION:

PREPARED FOR AUSTIN & NANCY HORNSBUCKLE  
JANUARY 16, 2002

THE WEST ONE-HALF (W1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTH ONE-HALF (S1/2) OF LOT 6, "OCEAN BREEZE", A SUBDIVISION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 10, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND BEING A PORTION OF HIRTH ROAD, A PORTION OF LOT 105, "OCEAN BREEZE", A SUBDIVISION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W1/2) OF THE SOUTH ONE-HALF (S1/2) OF LOT 6, "OCEAN BREEZE", A SUBDIVISION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 10, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°19'59" WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID WEST ONE-HALF (W1/2) OF THE SOUTH ONE-HALF (S1/2) OF LOT 6, A DISTANCE OF 25.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIRTH ROAD; THENCE SOUTH 01°45'52" WEST A DISTANCE OF 195.64 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE SOUTH 09°39'53" WEST A DISTANCE OF 75.11 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 105A (AMELIA ISLAND PARKWAY) A 100 FOOT RIGHT-OF-WAY AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 269.62 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 88°30'24" AN ARC DISTANCE OF 416.49 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 42°45'39" WEST A DISTANCE OF 376.30 FEET; THENCE NORTH 01°30'26" EAST A DISTANCE OF 25.25 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIRTH ROAD; THENCE SOUTH 88°33'00" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIRTH ROAD, A DISTANCE OF 274.12 FEET TO THE POINT OF BEGINNING, EXCLUDING THESE PROPERTIES PRESENT IN SECTION 7.  
SUBJECT TO POSSIBLE RIGHT-OF-WAY FOR HIRTH ROAD WHICH MAY OR MAY NOT BE ABANDONED.

CONTAINING 1.61 ACRES MORE OR LESS.