

**ORDINANCE NO. 2003- 40**  
**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, **William G. Smith and Mary F. Smith, estate**, 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 **William G. Smith and Mary F. Smith, estate**, 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.

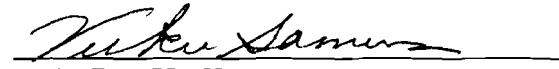
ADOPTED this 28th day of July, 2003.

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

  
VICKIE SAMUS  
Its: Chairman

Approved as to form by  
the Nassau County Attorney:

  
MICHAEL S. MULLIN

c:rez.ord

EXHIBIT A  
R03-022

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF ST. MARYS HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, THENCE GO NORTH 28° 07' WEST ALONG THE WESTERLY SIDE OF THE 200 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, FOR 230 FEET, THENCE GO SOUTH 61° 53' WEST FOR 210 FEET, THENCE GO SOUTH 28° 07' EAST FOR 230 FEET TO THE NORTHERLY LINE OF SAID LOT 1 OF ST. MARYS HEIGHTS, THENCE GO NORTH 61° 53' EAST FOR 210 FEET TO THE POINT OF BEGINNING. THIS PARCEL OF LAND CONTAINS 1.11 ACRES, MORE OR LESS.