

**ORDINANCE NO. 2003-48**  
**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, **FLORA PARK DEVELOPMENT INC.**, 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 OPEN RURAL (OR) and COMMERCIAL, INTENSIVE (CI) to RESIDENTIAL, GENERAL 2 (RG-2); 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) and COMMERCIAL, GENERAL (CG) to RESIDENTIAL, GENERAL 2 (RG-2) 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 **Flora Park Development Inc.**, 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.

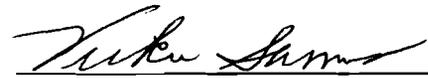
ADOPTED this 25th day of August, 2003.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

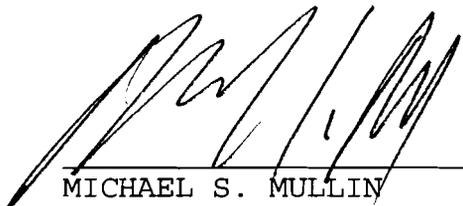
ATTEST:

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

A portion of Sections 25 and 26, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: BEGIN at the Southeast Corner of Tract "G" as shown on the Plat of Flora Parke Unit 2-A, as recorded in Plat Book 6, Pages 239, 240 and 241 of the Public Records of said county; Thence North 02 Degrees 03 Minutes 59 Seconds West, along the easterly boundary of said Flora Parke Unit 2-A, a distance of 1178.73 Feet to a point; Thence North 72 Degrees 46 Minutes 59 Seconds West, a distance of 719.14 Feet to a point, said point also being situate on the east line of Flora Parke (P.B. 6, Pg. 37); Thence North 17 Degrees 13 Minutes 01 Seconds East along said east line, a distance of 538.99 Feet to a nontangent point of a curve concave Northeasterly, and having a radius of 168.00 Feet; Thence along and around the arc of said curve, through a central angle of 20 Degrees 50 Minutes 26 Seconds, an arc distance of 61.11 Feet, and subtended by a chord bearing of South 62 Degrees 21 Minutes 46 Seconds East and a chord distance of 60.77 Feet; Thence South 72 Degrees 46 Minutes 59 Seconds East, a distance of 630.39 Feet to a point of curvature of a curve concave Northeasterly and having a radius of 441.98 Feet; Thence along and around the arc of said curve, through a central angle of 11 Degrees 32 Minutes 43 Seconds, and arc distance of 89.06 Feet, and subtended by a chord bearing of South 78 Degrees 33 Minutes 20 Seconds East and a chord distance of 88.91 Feet to a point; Thence South 03 Degrees 29 Minutes 14 Seconds West, a distance of 464.67 Feet to a point; Thence South 16 Degrees 35 Minutes 54 Seconds East, a distance of 832.91 Feet to a point, said point also being situate on the North Line of Section 26; Thence North 89 Degrees 54 Minutes 24 Seconds East, along last said line, 674.10 Feet to the Northwest Corner of Tract "C" as shown on the Plat of Beachway at Nassau Lakes Unit 1-A, as recorded in Plat Book 6, Pages 199 and 200 of said Public Records; Thence South 18 Degrees 07 Minutes 39 Seconds East, along the westerly boundary of said last mentioned plat and its southerly prolongation thereof, a distance of 2937.23 Feet; Thence South 18 Degrees 06 Minutes 55 Seconds East, a distance of 412.53 Feet to a point; Thence North 86 Degrees 59 Minutes 55 Seconds West, a distance of 335.92 Feet to a point; Thence South 00 Degrees 00 Minutes 05 Seconds West, a distance of 273.62 Feet to a point; Thence South 37 Degrees 00 Minutes 05 Seconds West, a distance of 354.32 Feet to a point; Thence South 53 Degrees 00 Minutes 05 Seconds West, a distance of 813.04 Feet to a point; Thence South 88 Degrees 55 Minutes 09 Seconds West, a distance of 158.38 Feet to a point; Thence North 11 Degrees 33 Minutes 11 Seconds East, a distance of 1152.40 Feet to a point; Thence North 02 Degrees 03 Minutes 59 Seconds West, a distance of 975.00 Feet to a point; Thence North 56 Degrees 15 Minutes 32 Seconds West, a distance of 1080.00 Feet to a point; Thence North 02 Degrees 03 Minutes 59 Seconds West, a distance of 1098.44 Feet to the POINT OF BEGINNING and containing 114.80 Acres of land, more or less.

EXHIBIT "A"