

**ORDINANCE NO. 2005-78**  
**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, **IDA M. RUSSELL ESTATE, C/O ISAAC SMALL**, 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) to COMMERCIAL, PROFESSIONAL AND OFFICE (CPO); 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

COMMERCIAL, PROFESSIONAL AND OFFICE (CPO) 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 **IDA M. RUSSELL ESTATE, C/O ISAAC SMALL**, 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 28th day of November, 2005.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

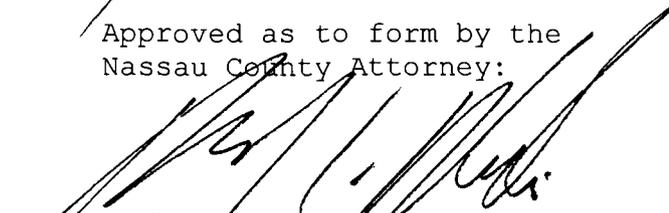
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
~~ANSLEY N. ACREE~~ TOM BRANAN  
Its: ~~Chairman~~ VICE CHAIRMAN

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

  
MICHAEL S. MULLIN

## EXHIBIT "A"

A PORTION OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 274, PAGE 167 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE WESTERLY LINE OF SECTION 38 AFORESAID IS INTERSECTED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200, SAID SOUTHERLY RIGHT-OF-WAY LINE LIES 124.0 FEET FROM AND AT A RIGHT ANGLE TO THE SURVEY LINE OF SAID STATE ROAD AT THIS POINT; THENCE SOUTH 84°54'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 951.67 FEET; THENCE SOUTH 05°06'00" WEST, A DISTANCE OF 543.50 FEET; THENCE SOUTH 84°54'00" EAST A DISTANCE OF 525.00 FEET; THENCE NORTH 05°06'00" EAST A DISTANCE OF 543.52 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY; THENCE SOUTH 84°55'30" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 323.55 FEET; THENCE SOUTH 73°36'55" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.98 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LIES 144.0 FEET FROM AND AT A RIGHT ANGLE TO THE AFORESAID SURVEY LINE; THENCE SOUTH 84°55'30" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 50.00 FEET; THENCE NORTH 83°45'55" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.98 FEET; THENCE SOUTH 10°01'20" WEST A DISTANCE OF 125.10 FEET; THENCE NORTH 89°29'50" EAST A DISTANCE OF 561.85 FEET; THENCE NORTH 11°18'40" EAST A DISTANCE OF 70.45 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY AND LYING 124.0 FEET FROM AT A RIGHT ANGLE TO AFORESAID SURVEY LINE; THENCE SOUTH 84°55'30" EAST A DISTANCE OF 698.27 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 84°55'30" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 144.35 FEET; THENCE SOUTH 79°02'20" EAST CONTINUING ALONG SAID RIGHT-OF-WAY A DISTANCE OF 74.00 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1042, PAGE 728 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 15°41'17" WEST ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 192.70 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 1089 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 78°57'08" WEST ALONG THE NORTHERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 183.46 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS, SAID CORNER LYING ON THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 720, PAGE 474 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY BOUNDARY NORTH 05°04'30" EAST ALONG AFORESAID EASTERLY BOUNDARY A DISTANCE OF 177.90 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.86 ACRES MORE OR LESS.

**PREPARED FOR:**  
ROBERT PETERS