

ORDINANCE NO. 80-4

AMENDMENT TO ORDINANCE NO. 74-33

WHEREAS, on the 9th day of October, 1974, the Board of County Commissioners, Nassau County, Florida, did adopt ORDINANCE NO. 74-33, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, SEABOARD COASTLINE RAILROAD, the owner(s) of the real property described in this ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of that property from OPEN RURAL to COMMERCIAL INTENSIVE; and,

WHEREAS, the Nassau County 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 zoning ordinance and orderly development of the County of Nassau, Florida;

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 to COMMERCIAL INTENSIVE 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 SEABOARD COASTLINE RAILROAD and is described as follows:

See Appendix "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 26<sup>th</sup> day of February, 1980.

AMENDMENT TO ORDINANCE NO. 74-33

CERTIFICATE OF AUTHENTICATION ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA

Attest: D. O. Oxley  
By Thomas J. Green  
Its: Ex-Officio Clerk

By: John F. Claxton  
JOHN F. CLAXTON  
Its: Chairman

TRACT "C"

A PORTION OF SECTION FIFTY-ONE (51), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-SEVEN (27) EAST, NASSAU COUNTY, FLORIDA.

Said portion being more particularly described as follows: For a Point of Reference, commence at a point where the Easterly right-of-way line of the Seaboard Coastline Railroad (a One Hundred Twenty (120.0) foot R/W) intersects with the Southerly line of Section Fifty-one (51) aforesaid; and run South Eighty-nine (89) degrees, Fifty-five (55) minutes, Forty-two (42) seconds East, along said Southerly line, a distance of Seven Hundred Eighty-eight and Seven Hundredths (788.07) feet to the POINT OF BEGINNING.

From the Point of Beginning thus described, continue South Eighty-nine (89) degrees, Fifty-five (55) minutes, Forty-two (42) seconds East, along said Southerly line, a distance of One Hundred Forty-seven and Forty-one Hundredths (147.41) feet; run thence North Twenty-one (21) degrees, Fifty-two (52) minutes, Fifty-three (53) seconds West, a distance of Three Hundred Ninety-four and Thirty Hundredths (394.30) feet to the Southerly right-of-way line of State Road No. 200-A-1-A (a One Hundred Eight (108.0) foot R/W); run thence South Zero (0) degrees, Four (04) minutes, Eighteen (18) seconds West, a distance of Three Hundred Sixty-five and Seventy-one Hundredths (365.71) feet to the Point of Beginning.

The Portion of land thus described contains 26,954.6555 square feet.

The Northerly 9.0 feet of the foregoing described lands that lies Southerly of and adjoining the Southerly right-of-way of State Road No. 200-A-1-A is subject to a perpetual easement to the Florida Department of Transportation and contains 16.32 square feet, more or less.

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APPENDIX "A"

2-1-80  
DESCRIPTION FOR SEABOARD COASTLINE RAILROAD  
-TRACT "B"

A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

Said portion being more particularly described as follows: For a point of reference commence at a point where the Easterly right-of-way line of the Seaboard Coastline Railroad ( a 120.0' Foot R/W ) intersects with the Southerly line of Section 51 aforementioned; and run South  $89^{\circ}-55'-42''$  East along the Southerly line of said Section, a distance of 588.07' Feet to the POINT OF BEGINNING.

From the Point of Beginning thus described continue South  $89^{\circ}-55'-42''$  East along said Southerly line, a distance of 200.0' Feet; run thence North  $0^{\circ}-04'-18''$  East, a distance of 365.71' Feet to the Southerly right-of-way line of State Road No. 200-A-1-A ( a 108.0' Foot R/W ); run thence in a Westerly direction along said right-of-way and along the arc of a curve concave to the Southerly having a radius of 1,378.40' Feet, a chord distance of 200.0' Feet ( the bearing of the aforesaid chord being South  $59^{\circ}-58'-03''$  West ); run thence South  $0^{\circ}-04'-18''$  West, a distance of 365.34' Feet to the Point of Beginning.

The portion of land thus described contains 73,587.82 Square Feet more or less.

The Northerly 9.0' Feet of the foregone described lands lying Southerly of and adjoining the Southerly right-of-way line of State Road No. 200 - A-1-A aforementioned is subject to a perpetual easement to the Florida Department of Transportation and contains 1,801.53 Square Feet more or less.