

ORDINANCE NO. 80-5

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, SOUTHERN SPECIALTIES, INC., the owner(s) of the real property described in this ordinance, applied to the Board of County Commissioners for a rezoning and reclassification of that property from OPEN RURAL to INDUSTRIAL HEAVY ; 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 INDUSTRIAL HEAVY 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 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, 19 80.

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  
D. O. OXLEY  
By: Thomas Heenan  
Its: Ex-officio Clerk

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

A certain parcel of land located in the east one-half of the northeast one-quarter of the subdivision of Section 15, Township 1 North, Range 24 East, Nassau County, Florida, according to the plat of Crawford, Florida, filed in the office of the Clerk of the Circuit Court of said Nassau County, and shown on said plat as all of that portion of lots 1237, 1222 and 1221, lying west of the right-of-way of the Seaboard Airline Railway (now Seaboard Coast Line Railroad Company); all of lot 1206, and all of that portion of lot 1205 lying south of the right-of-way of the Georgia Southern and Florida Railroad Company; and all rights vested in the grantor to those lands lying adjacent to the easterly boundaries of said lots 1205, 1206 and 1221 and westerly of the east line of said Section 15 designated on said plat as a portion of 17th Street, and all of that portion of those lands designated as Dayton Avenue lying west of said Seaboard Coast Line Railroad Company right-of-way and east of a line projected from the northwest corner of said lot 1237 to the southwest corner of said lot 1222, and all of that portion of those lands designated as Palm Avenue lying south of the north line of said Section 15 and south of the Georgia Southern and Florida Railroad Company right-of-way and east of a prolongation of the west line of said lot 1205; said lands lying in one body, and containing 33.6527 acres, more or less, and being more particularly described as follows:

For Point of Reference commence at a concrete monument located at the northeast corner of Section 15, Township 1 North, Range 24 East,

*Appendix A*

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All of that piece of our parcel of land situate lying and being in the Northwest one-quarter of the Northwest one-quarter of Section 14 Township 1 North, Range 24 East Nassau County Florida. And being more particularly described as follows: to wit,

TO FIND THE POINT OF BEGINNING start at the Northwest corner of said Section 14; and go thence South  $0^{\circ} 19' 23''$  East, along the Westerly boundary of said Section 14 a distance of 142.22 feet to the intersection of the said Westerly boundary of Section 14 and the Southerly boundary of the right of way for the main track of Georgia Southern and Florida Railway Company as it runs between Valdosta, Georgia, and Jacksonville, Florida, said intersection being the TRUE POINT OF BEGINNING: and running thence South  $0^{\circ} 19' 23''$  East, along the said Westerly boundary of Section 14 a distance of 1,185.90 feet to the Southwest corner of the Northwest one-quarter of the Northwest one-quarter of said Section 14 marked by a concrete monument; thence North  $88^{\circ} 57' 45''$  East, along the Southerly boundary of the Northwest one-quarter of the Northwest one-quarter of said Section 14 a distance of 351.99 feet to a concrete monument set in the Northwesterly boundary of the right of way for the main track of the Seaboard Coastline Railroad as it runs between Baldwin, and Fernandina, Florida; thence North  $36^{\circ} 06' 21''$  East along the said Northwesterly Seaboard right of way boundary a distance of 1,212.75 feet to a concrete monument set at the intersection of the said Northwesterly Seaboard right of way boundary and the said Southerly boundary of the right of way for the Georgia Southern and Florida Railway Company; thence North  $79^{\circ} 27' 36''$  West, along the said Southerly right of way boundary of the Georgia Southern and Florida Railway Company a distance of 1,091.68 feet, more or less, to the POINT OF BEGINNING; containing 18.50 acres, more or less, and being located substantially as shown outlined in red on print of Drawing No. TC-76-0032 dated February 25, 1976, by Harbor Engineering Company.

All that part of Lot 479, Town of Crawford, Section 14, Township 1 North, Range 24 East, lying northwesterly of the Seaboard Coast Line Railroad (formerly Seaboard Air Line Railway) right-of-way, as shown on the map recorded in the office of the Clerk of the Circuit Court, Nassau County, Florida, on February 16, 1909.