

ORDINANCE NO. 88- 26
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th 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

WHEREAS, A-1-A PARTNERSHIP, ALLAN K. ANDREASON, Agent for owners, owner of the real property described in this Ordinance, have applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) to COMMERCIAL GENERAL (CG); 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, 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 GENERAL (CG); 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 A-1-A PARTNERSHIP, Allan K. Andreason, Agent for owner, 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 26th day of July, 1988.

AMENDMENT NO. _____
TO
ORDINANCE NO. 83-19

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST: 
T. J. GREESON
Its: Ex-Officio Clerk

BY: 
JOHN F. CLAXTON
Its: Vice Chairman

R-88-12
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OFFICIAL RECORDS

EXHIBIT "A"

A portion of the William Berrie Grant, Section Forty (40), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida, being the lands described in Deed recorded in the public records of said County, in Deed Book 160, page 490, EXCEPTING THEREFROM that portion deeded to the State of Florida for additional right-of-way to State Road No. 200, A-1-A.

Said portion being more particularly described as follows:

BEGIN at the Southeast corner of Deed Book 160, page 490, aforementioned; and run North Three (3) degrees, Fourteen (14) minutes, Twenty (20) seconds West, along the Easterly line of said lands, a distance of One Hundred Ninety-three and Fifteen Hundredths (193.15) feet, to the Southerly right-of-way line of State Road No. 200, A-1-A, aforementioned; run thence South Seventy-eight (78) degrees, Two (02) minutes, Twenty (20) seconds West, along said right-of-way, a distance of Three Hundred Fifty and Sixty-six Hundredths (350.66) feet, to a point, that lies Southerly One Hundred Forty-four (144.0) feet from and radii to survey station 470+00, on survey line of aforesaid State Road No. 200, A-1-A; run thence in a Westerly direction, continuing along said right-of-way and along the arc of a curve, concave to the Northerly, having a radius of Two Thousand Fifty-three and Eighty-six Hundredths (2,053.86) feet, a chord distance of Three Hundred Forty and Twelve Hundredths (340.12) feet, to an iron pin, set in the run of Cowpen Branch (the bearing of the aforesaid chord being North Eighty-nine (89) degrees, Thirty-seven (37) minutes, Fifty (50) seconds West); run thence in a Southerly direction, along the run of Cowpen Branch, aforesaid, a distance of One Hundred Sixty-two (162.0) feet, more or less, to the Northerly right-of-way line of the Old Fernandina to Yulee Road (a Thirty-eight (38.0) foot R/W); run thence North Eighty-six (86) degrees, Forty-five (45) minutes, Forty (40) seconds East, along said right-of-way, a distance of Seven Hundred (700.0) feet, to the POINT OF BEGINNING.

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FILED AND RECORDED IN PUBLIC
RECORDS OF NASSAU COUNTY, FLORIDA

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[Signature]
CLERK OF COUNTY
NASSAU COUNTY, FLORIDA