

ORDINANCE NO. 89 - 21
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, AVONDALE INVESTMENT COMPANY and FERNANDINA INVESTMENT COMPANY, owners 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 RESIDENTIAL SINGLE FAMILY -1 (RS-1) to COMMERCIAL, PROFESSIONAL AND OFFICE (CPO); 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 RESIDENTIAL SINGLE FAMILY -1 (RS-1) 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 AVONDALE INVESTMENT COMPANY and FERNANDINA INVESTMENT COMPANY, 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 22nd day of August, 1989.

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: 
JAMES E. TESTONE
Its: Chairman

EXHIBIT "A"

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A PORTION OF THE SOUTHERLY ONE-HALF OF LOT 24, "AMELIA", A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

According to plat recorded in the public records of said County, in Deed Book "Y", Page 128.

Said portion being more particularly described as follows: BEGIN at a point where the Southerly line of Section 15 aforementioned intersects with the Westerly right-of-way line of State Road No. 105, A-1-A (a 80.0' Foot R/W); and run in a Northerly direction along said right-of-way and along the arc of a curve concave to the Westerly, having a radius of 2,884.79' Feet, passing through a central angle of $3^{\circ}-54'-32''$ an arc distance of 196.80' Feet (the aforesaid arc has a chord distance of 196.77' Feet that bears North $14^{\circ}-10'-08''$ West); run thence South $76^{\circ}-15'-33''$ West, a distance of 158.45' Feet more or less to the Marshlands of Amelia River; run thence in a Southerly direction along said Marshlands to a point where said Marshlands is intersected by the Southerly line of Section 15 aforementioned; run thence North $84^{\circ}-55'-00''$ East along said Southerly line, a distance of 204.0' Feet more or less to the Point of Beginning.

This tract of land being also known as Lots 1 and 2 of Sunset Bluff an unrecorded Plat.