

ORDINANCE NO. 92 - 2
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, C. A. FLOOD, 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, GENERAL (CG).

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 C. A. FLOOD, 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 16th day of October, 1991.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST: T.J. Greeson by
Janna Cason D.C.
T.J. GREESON
Its: Ex-Officio Clerk

BY: Jim B. Higginbotham
JIM B. HIGGINBOTHAM
Its: Chairman

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LEGAL DESCRIPTION:

A PORTION OF SECTIONS 4, 33, 50 AND 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, AND PORTIONS OF LOTS 1, 2, AND 3 OF BLOCK 1, TOWN OF YULEE, NADEAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF THE CSX TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY, WHICH RUNS FROM SAVANNAH TO JACKSONVILLE, WITH THE SOUTHEASTERLY LINE OF SAID SECTION 50, AND RUN SOUTH 44 DEGREES 23 MINUTES 50 SECONDS WEST; ALONG SAID SOUTHEASTERLY SECTION LINE, A DISTANCE OF 60.43 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY, SAID RIGHT OF WAY BEING 120.0 FEET WIDE AT THIS POINT; THENCE RUN SOUTH 38 DEGREES 50 MINUTES 29 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE OF RAILROAD RIGHT OF WAY, A DISTANCE OF 41.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX TRANSPORTATION COMPANY ABANDONED 120.0 FOOT RAILROAD RIGHT OF WAY WHICH RAN FROM FERNANDINA TO BALDWIN, SAID POINT ALSO BEING THE POINT OF BEGINNING

FROM THE SAID POINT OF BEGINNING; RUN SOUTH 72 DEGREES 19 MINUTES 30 SECONDS WEST, ALONG THE SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE OF THE CSX TRANSPORTATION COMPANY ABANDONED 120.0 FOOT RAILROAD RIGHT OF WAY WHICH RAN FROM FERNANDINA TO BALDWIN, A DISTANCE OF 363.57 FEET; THENCE RUN SOUTH 77 DEGREES 16 MINUTES 00 SECONDS EAST, TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, ALSO KNOWN AS A-1-A (STATE ROAD NO. 200 HAVING A 100.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 241.77 FEET; THENCE RUN NORTH 62 DEGREES 44 MINUTES 01 SECONDS EAST, ALONG SAID RIGHT OF WAY OF STATE ROAD NO. 200, A DISTANCE OF 08.95 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5651.58 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, ALSO BEING ALONG SAID RIGHT OF WAY OF STATE ROAD NO. 200, THROUGH A CENTRAL ANGLE OF 92 DEGREES 09 MINUTES 00 SECONDS WITH A CHORD BEARING OF NORTH 61 DEGREES 39 MINUTES 31 SECONDS EAST AND A CHORD DISTANCE OF 212.95 FEET; THENCE RUN NORTH 60 DEGREES 35 MINUTES 01 SECONDS EAST, ALONG SAID RIGHT OF WAY OF STATE ROAD NO. 200, TO A POINT LYING ON THE WESTERLY CSX TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY LINE, WHICH RUNS FROM SAVANNAH TO JACKSONVILLE, A 120.0 FOOT RIGHT OF WAY AT THIS POINT, A DISTANCE OF 93.25 FEET; THENCE RUN NORTH 38 DEGREES 50 MINUTES 29 SECONDS WEST, ALONG SAID WESTERLY RAILROAD RIGHT OF WAY, A DISTANCE OF 177.32 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1.00 ACRES, MORE OR LESS