

ORDINANCE NO. 94 - 31
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 23rd 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, **MARVIN E. and MILDRED P. HIGGINBOTHAM**, owners 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 COMMERCIAL, GENERAL (CG) to COMMERCIAL, INTENSIVE (CI).

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 COMMERCIAL, GENERAL (CG) to COMMERCIAL, INTENSIVE (CI), 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 **MARVIN E. and MILDRED P. HIGGINBOTHAM**, 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 23rd day of May, 1994.

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 A. CRAWFORD

Its: Chairman

Approved as to Form
by the Nassau County Attorney

VERNON N. DRAKE & ASSOCIATES
P.O. BOX 782
113 SOUTH 10TH STREET
FERNANDINA BEACH, FLORIDA 32034

EXHIBIT "A"

April 4th, 1994

DESCRIPTION FOR MARVIN E. HIGGINBOTHAM

A PORTION OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

Said portion being more particularly described as follows: For a point of reference commence at a point where the Southerly line of Section 33 aforementioned is intersected by the Easterly right-of-way line of U.S. Highway No. 1 (a 200.0' foot R/W); and run North $31^{\circ}-47'-15''$ West along said right-of-way, a distance of 1,317.09' feet to the POINT OF BEGINNING.

From the Point of Beginning thus described continue North $31^{\circ}-47'-15''$ West along said right-of-way, a distance of 691.11' feet; run thence North $58^{\circ}-12'-45''$ East, a distance of 3.29' feet; run thence North $1^{\circ}-13'-44''$ East, a distance of 357.25' feet; run thence North $60^{\circ}-01'-27''$ East, a distance of 1,067.95' feet to the center of a drainage easement (a 150.0' foot R/W); run thence South $28^{\circ}-44'-25''$ East along said center, a distance of 356.07' feet to the beginning of a curve concave to the Westerly, having a radius of 617.96' feet; run thence in a Southerly direction continuing along said center and along the arc of said curve, passing through a central angle of $32^{\circ}-22'-50''$, an arc distance of 349.27' feet to the point of tangency (the aforementioned arc has a chord distance of 344.64' feet that bears South $12^{\circ}-32'-50''$ East); run thence South $3^{\circ}-38'-35''$ West continuing along said center, a distance of 338.70' feet; run thence South $58^{\circ}-12'-45''$ West, departing from said center, a distance of 936.51' feet to the POINT OF BEGINNING.

The portion of land thus described contains 25.6975 acres, more or less.

The 75.0' foot strip lying Westerly of and adjoining the center of aforesaid drainage canal is subject to an easement to Nassau County, Florida.

The 80.0' foot strip of land that lies Southerly and adjoins course North $58^{\circ}-12'-45''$ East, a distance of 3.29' feet and lying Easterly of an adjoining course North $1^{\circ}-13'-44''$ East, a distance of 357.25' feet is subject to a drainage easement to the State of Florida.

Prepared by



Vernon N. Drake,
P.L.S. No. 1558