

ORDINANCE NO. 94 - 40
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, the **RICHARD O. and ANN C. HANCE**, 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 OPEN RURAL (OR) to COMMERCIAL, HIGHWAY AND TOURIST (CHT); 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 land use plan 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, HIGHWAY AND TOURIST (CHT), 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 the **RICHARD O. and ANN C. HANCE**, 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, 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

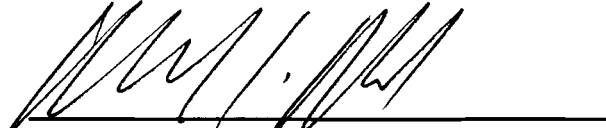

MICHAEL S. MULLIN

EXHIBIT "A"DESCRIPTION: COMPREHENSIVE PLAN - COMMERCIAL TO C.H.T.

All That certain piece or parcel of land, lying and being a portion of Section 1 and a portion of Section 2, Township 3 North, Range 26 East, Nassau County, Florida and being more particularly described as follows: For a Point of Reference, commence at the northwest corner of Section 1, aforementioned; thence N 88°44'54" E, along the North line of said section, a distance of 162.15 feet to a point on the easterly right-of-way of Interstate 95 (having a varied width right-of-way); thence S 24°43'27" W, along said right-of-way, a distance of 69.13 feet to the Point of Beginning; thence S 56°32'03" E, a distance of 792.16 feet to a point; thence S 24°42'35" W, a distance of 1648.90 feet to a point; thence S 2°51'49" E, a distance of 187.94 feet to a point; thence S 89°25'37" W, a distance of 378.91 feet to a point on the easterly right-of-way of Interstate 95, aforementioned; thence northerly along said right-of-way and the arc of a curve concave to the southwest, having a radius of 465.02 feet and a total central angle of 5°01'21", a distance of 40.76 feet (having a Chord Bearing of N 2°04'18" W and a Chord Distance of 40.75 feet); thence N 4°35'00" W, along said right-of-way, a distance of 852.23 feet to a point; thence continue northerly along said right-of-way and the arc of a curve concave to the southeast, having a radius of 624.91 feet and a total central angle of 28°13'30", a distance of 307.84 feet (having a Chord Bearing of N 9°31'45" E and a Chord Distance of 304.74 feet); thence N 23°33'38" E, along said right-of-way, a distance of 612.63 feet to a point; thence N 24°43'27" E, along said right-of-way, a distance of 411.67 feet to the Point of Beginning, containing 30.57 acres, more or less.

PREPARED BY:

CARL D. MITCHELL, PLS
1821 CLINCH DRIVE
FERNANDINA BEACH, FL.*Carl D. Mitchell*