

ORDINANCE NO. 99- 35
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, **RAYLAND COMPANY, INC.**, the 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); 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 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 **RAYLAND COMPANY, INC.**, 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 25th day of October, 1999.

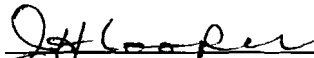
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST:

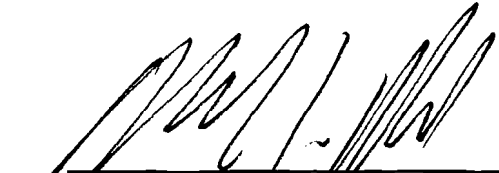


J. M. "CHIP" ORLEY, JR.
Its: Ex-Officio Clerk

By: 

J. H. COOPER
Its: Chairman

Approved as to Form
by the Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT A

PARCEL 2A: B

A portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows: BEGIN at the Northwesterly corner of Lot 1, Flora Park, as recorded in Plat Book 6, Pages 137, 138 and 139 of the Public Records of said Nassau County, Florida; run thence along the Westerly boundary of said Flora Park, the following three (3) courses and distances: COURSE NO. 1: South 17°13'01" West, a distance of 609.11 feet to a point; COURSE NO. 2: North 68°08'24" West, a distance of 248.07 feet to a point; COURSE NO. 3: South 13°23'14" West, a distance of 460.00 feet to a point; run thence North 76°36'48" West, departing from said Westerly boundary line of the subdivision of Flora Park, a distance of 346.96 feet to a point; run thence North 12°46'05" East, a distance of 482.94 feet to a point on the Southerly line of lands now or formerly of Joseph S. Lee; run thence South 89°54'37" East, along last said line, a distance of 238.02 feet to a point on the Easterly line of lands now or formerly of Joseph S. Lee; run thence North 21°18'27" West, along last said line, and then along the Easterly line of the remainder of lands now or formerly of William H. and Pauline F. Ahrendt, as recorded in Official Records in Official Records Book 402, Page 616 of the Public Records of said Nassau County, a distance of 580.83 feet; run thence South 72°46'59" West a distance of 327.04 feet to the POINT OF BEGINNING.

The lands thus described contain 366.530 square feet, or 8.4144 acres, more or less, in area.

25' NON-BUILDING BUFFER:

A portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, said parcel being more particularly described as follows: BEGIN at the Northwesterly corner of Lot 1, Flora Park, as recorded in Plat Book 6, Pages 137, 138 and 139 of the Public Records of said Nassau County, Florida; run thence along the Westerly boundary of said Flora Park, the following three (3) courses and distances: COURSE NO. 1: South 17°13'01" West, a distance of 609.11 feet to a point; COURSE NO. 2: North 68°08'24" West, a distance of 248.07 feet to a point; COURSE NO. 3: South 13°23'14" West, a distance of 460.00 feet to a point; run thence North 76°36'48" West, departing from said Westerly boundary line of the subdivision of Flora Park, a distance of 25.00 feet to a point; run thence the following (3) three courses and distances, said courses being 25.00 feet offset from when measured at right angles to, and also parallel with, said Westerly boundary of Flora Park: COURSE NO. 1: North 13°23'14" East, a distance of 489.00 feet to a point; COURSE NO. 2: South 68°08'24" East, a distance of 249.96 feet to a point; COURSE NO. 3: North 17°13'01" East, a distance of 582.00 feet to a point; run thence South 72°46'59" East, a distance of 327.04 feet to the POINT OF BEGINNING.

The lands thus described contain 32.977 square feet, or 0.7570 acres, more or less, in area.

REVISED 9/2/99 (ADDED PARCELS 2A, 2B AND NON-BUILDING BUFFER).