

ORDINANCE NO. 99- 41
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, **ELLEN SPENCER SUSSMAN**, 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 **ELLEN SPENCER SUSSMAN**, 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 November, 1999.


CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST:



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

By: 

J. H. COOPER
Its: Chairman

Approved as to Form
by the Nassau County Attorney:



MICHAEL S. MULLEN

Coastal Land Surveyors

Boundary • Subdivisions • Topographic • Construction

34 North 14th Street
Fernandina Beach, FL 32034
(904) 361-5350 Voice
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EXHIBIT "A"

LEGAL DESCRIPTION NO. 9702-11 (SPENCER)

LOTS 1, 2, 3 AND 4, FERNANDINA HEIGHTS SUBDIVISION, UNRECORDED, ALSO BEING A PORTION OF SECTION 40, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT LOCATED ON THE CENTERLINE OF THE WEST BOUND LANE OF STATE ROAD NO. 200 (A-1-A), SAID POINT BEING P.T. STATION NUMBER 478+89.64 PER THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 740602503; THENCE NORTH 59 DEGREES 05 MINUTES 01 SECOND EAST, 160.36 FEET; THENCE NORTH 30 DEGREES 54 MINUTES 59 SECONDS WEST, 60.00 FEET TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 200; THENCE NORTH 59 DEGREES 05 MINUTES 01 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 50.00 FEET; THENCE NORTH 56 DEGREES 13 MINUTES 16 SECONDS EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 140.27 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING LOCATED ON THE WESTERLY LINE OF LOT 4, FERNANDINA HEIGHTS SUBDIVISION (UNRECORDED); THENCE NORTH 30 DEGREES 45 MINUTES 29 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 136.07 FEET TO A POINT LOCATED ON THE SOUTHEASTERLY LINE OF THE CSX TRANSPORTION RAILROAD (A 120 FOOT RIGHT OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID SOUTHEASTERLY LINE (SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF LOTS 4, 3, 2 AND 1 AFOREMENTIONED) AND AROUND AND ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 256.40 FEET (SAID ARC HAVING A RADIUS OF 2924.90 FEET AND BEING SUBTENDED BY A CHORD BEING AND DISTANCE OF NORTH 63 DEGREES 50 MINUTES 45 SECONDS EAST, 256.32 FEET) TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02 DEGREES 30 MINUTES 36 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 119.18 FEET TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 200, AFOREMENTIONED; THENCE SOUTH 56 DEGREES 13 MINUTES 16 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 199.36 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 89, PAGE 622 OF THE PUBLIC RECORDS OF SAID COUNTY.

PREPARED BY:
JIM PEACOCK, P.S.M. NO. 3718