

ORDINANCE NO. 2001-28
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 which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, **BAILEY ROAD CHURCH OF GOD**, 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 RESIDENTIAL, SINGLE FAMILY (RS-1) to COMMERCIAL, GENERAL (CG); and

WHEREAS, the Nassau County Planning and 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 RESIDENTIAL, SINGLE FAMILY (RS-1) 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 **BAILEY ROAD CHURCH OF GOD**, 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 27th day of August, 2001.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA




J. M. "Chip" Oxley, Jr.
Its: Ex-Officio Clerk



MARIANNE MARSHALL
Its: Chairman

Approved as to form by
the Nassau County Attorney:



MICHAEL S. MULLIN

c:rez.ord

EXHIBIT "A"

All that certain piece or parcel of land, lying and being a portion of Section 39 (MARGARET O'NEIL GRANT), Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows: For a Point of Reference, commence at the northeast corner of Section 27, Township 2 North, Range 28 East, Nassau County, Florida; thence S 89°39'02" W along the line common to said Sections 27 and 39, a distance of 1411.48 feet to an iron on the northerly right-of-way of State Road 200/A-1-A (having a 200 foot right-of-way); thence N 72°55'00" W, along said right-of-way, a distance of 669.89 feet to the Point of Beginning; thence continue N 72°55'00" W, along said right-of-way, a distance of 83.66 feet to an iron; thence N 0°06'50" W, a distance of 125.81 feet to an iron; thence N 2°44'40" W, a distance of 113.85 feet to an iron on the easterly right-of-way BARNWELL ROAD (having a 60 foot right-of-way); thence N 3°08'20" E, along said easterly right-of-way, a distance of 430.36 feet to an iron on the southerly right-of-way of a 50 foot road, which joins the southerly right-of-way of the CSX System Railroad (having a 120 foot right-of-way); thence S 63°49'31" E, along the southerly right-of-way of said 50 foot road, a distance of 108.66 feet to a point; thence S 3°08'20" W, a distance of 646.89 feet to the Point of Beginning, containing 1.447 acres, more or less.

EXHIBIT "A"

All that certain piece or parcel of land, lying and being a portion of Section 39 (MARGARET O'NEIL GRANT), Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows: For a Point of Reference, commence at the northeast corner of Section 27, Township 2 North, Range 28 East, Nassau County, Florida; thence S 89°39'02" W along the line common to said Sections 27 and 39, a distance of 1411.48 feet to an iron on the northerly right-of-way of State Road 200/A-1-A (having a 200 foot right-of-way); thence N 72°55'00" W, along said right-of-way, a distance of 71.02 feet to an iron and the Point of Beginning; thence N 17°04'36" E, a distance of 507.06 feet to an iron on the southerly right-of-way of a 50 foot road, which joins the southerly right-of-way of the CSX System Railroad (having a 120 foot right-of-way); thence N 63°49'31" W, along the southerly right-of-way of said 50 foot road, a distance of 764.29 feet to a point; thence S 3°08'20" W, a distance of 646.89 feet to a point on the northerly right-of-way of said State Road 200/A-1-A; thence S 72°55'00" E, along said right-of-way, a distance of 598.87 feet to the Point of Beginning, containing 8.708 acres, more or less.

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 212, PAGE 509; LESS ANY PART OF CAPTION DESCRIBED IN OR LYING WITHIN ANY OF THE NEW RIGHT OF WAY OR STATE ROAD HTGHWAY A-1-A AS NOW ESTABLISHED AS OF MARCH, 2000.