

ORDINANCE NO. 2001-35
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 which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, **JOSEPH S. LEE**, 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 INTENSIVE (CI); 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 OPEN RURAL (OR) 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 **JOSEPH S. LEE**, 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 24th day of September, 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 Twenty-five (25), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of Section Twenty-five (25), aforementioned; thence South Eighty-nine (89) degrees, Fifty-two (52) minutes, Twenty-four (24) seconds West, along the South line of said Section, a distance of Two Thousand Two Hundred Thirty-eight and Sixty-nine Hundredths (2238.69) feet, to a point; thence North Two (2) degrees, Three (03) minutes, Fifty-nine (59) seconds West, a distance of One Thousand Three Hundred Twenty-seven and Fifty Hundredths (1327.50) feet, to a point; thence North Eighty-nine (89) degrees, Fifty-four (54) minutes, Thirty-seven (37) seconds West, a distance of One Thousand Five Hundred Thirty-six (1536.00) feet, to a concrete monument and the POINT OF BEGINNING; thence continue North Eighty-nine (89) degrees, Fifty-four (54) minutes, Thirty-seven (37) seconds West, a distance of Eight Hundred Ninety-six and Fifty-five Hundredths (896.55) feet, to a concrete monument; thence North Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds East, a distance of One Thousand Forty-three and Fifty-one Hundredths (1043.51) feet, to a concrete monument, on the Southerly right-of-way of State Road 200 (having a One Hundred Eighty-four (184) foot right-of-way); thence South Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds East, along said right-of-way, a distance of One Hundred (100.00) feet, to an iron; thence South Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds West, a distance of Four Hundred Thirty-five and Sixty Hundredths (435.60) feet, to an iron; thence South Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds East, a distance of Two Hundred (200.00) feet, to an iron; thence South Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds West, a distance of One Hundred Four and Forty Hundredths (104.40) feet, to an iron; thence South Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds East, a distance of Five Hundred Eighty-two and Nineteen Hundredths (582.19) feet, to an iron; thence South Twenty-one (21) degrees, Eighteen (18) minutes, Twenty-seven (27) seconds West, a distance of Two Hundred Forty and Three Hundredths (240.03) feet, to the POINT OF BEGINNING.

Said parcel being SUBJECT TO a Drainage Easement, to D.O.T., being Twenty (20) feet by Thirty (30) feet in the Northwest corner of aforementioned parcel.

8611044

FILED
INDEX

EXHIBIT "A"

PARCEL THREE:

All that certain piece or parcel of land, lying and being a portion of Section Twenty-five (25), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of Section Twenty-five (25), aforementioned; thence South Eighty-nine (89) degrees, Fifty-two (52) minutes, Twenty-four (24) seconds West, along the South line of said Section, a distance of Two Thousand Two Hundred Thirty-eight and Sixty-nine Hundredths (2238.69) feet, to a point; thence North Two (2) degrees, Three (03) minutes, Fifty-nine (59) seconds West, a distance of One Thousand Three Hundred Twenty-seven and Fifty Hundredths (1327.50) feet, to a point; thence North Eighty-nine (89) degrees, Fifty-four (54) minutes, Thirty-seven (37) seconds West, a distance of One Thousand Five Hundred Thirty-six (1536.00) feet, to a concrete monument; thence North Twenty-one (21) degrees, Eighteen (18) minutes, Twenty-seven (27) seconds East, a distance of Two Hundred Forty and Three Hundredths (240.03) feet, to an iron; thence North Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds West, a distance of Five Hundred Eighty-two and Nineteen Hundredths (582.19) feet, to an iron; thence North Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds East, a distance of One Hundred Four and Four Hundredths (104.04) feet, to an iron; thence North Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds West, a distance of One Hundred (100.00) feet, to an iron and the POINT OF BEGINNING; thence North Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds West, a distance of One Hundred (100.00) feet, to an iron; thence North Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds East, a distance of Four Hundred Thirty-five and Sixty Hundredths (435.60) feet, to an iron, on the Southerly right-of-way of State Road 200 (having a One Hundred Eighty-four (184) foot right-of-way); thence South Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds East, along said right-of-way, a distance of One Hundred (100.00) feet, to an iron; thence South Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds West, a distance of Four Hundred Thirty-five and Sixty Hundredths (435.60) feet, to the POINT OF BEGINNING.

FILED & RECORDED IN P. 116
RECORDS
DEC 13 1916

8815708

88 DEC 13 AM 10:16

EXHIBIT "A"

PARCEL TWO:

All that certain piece or parcel of land, lying and being a portion of Section Twenty-five (25), Township Two (2) North, Range Twenty-eight (28) East, Nassau County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of Section Twenty-five (25), aforementioned; thence South Eighty-nine (89) degrees, Fifty-two (52) minutes, Twenty-four (24) seconds West, along the South line of said Section, a distance of Two Thousand Two Hundred Thirty-eight and Sixty-nine Hundredths (2238.69) feet, to a point; thence North Two (2) degrees, Three (03) minutes, Fifty-nine (59) seconds West, a distance of One Thousand Three Hundred Twenty-seven and Fifty Hundredths (1327.50) feet, to a point; thence North Eighty-nine (89) degrees, Fifty-four (54) minutes, Thirty-seven (37) seconds West, a distance of One Thousand Five Hundred Thirty-six (1536.00) feet, to a concrete monument; thence North Twenty-one (21) degrees, Eighteen (18) minutes, Twenty-seven (27) seconds East, a distance of Two Hundred Forty and Three Hundredths (240.03) feet, to an iron; thence North Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds West, a distance of Five Hundred Eighty-two and Nineteen Hundredths (582.19) feet, to an iron; thence North Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds East, a distance of One Hundred Four and Forty Hundredths (104.40) feet, to an iron and the POINT OF BEGINNING; thence continue North Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds East, a distance of Four Hundred Thirty-five and Sixty Hundredths (435.60) feet, to an iron on the Southerly right-of-way of State Road 200 (having a One Hundred Eighty-four (184) foot right-of-way); thence North Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds West, along said right-of-way, a distance of One Hundred (100.00) feet, to an iron; thence South Sixteen (16) degrees, Sixteen (16) minutes, Twenty-five (25) seconds West, a distance of Four Hundred Thirty-five and Sixty Hundredths (435.60) feet, to an iron; thence South Seventy-two (72) degrees, Forty-six (46) minutes, Fifty-nine (59) seconds East, a distance of One Hundred (100.00) feet, to the POINT OF BEGINNING.

8815709

FILED & RECORDED IN PUBLIC RECORDS

88 DEC 13 AM 10:17