

ORDINANCE NO. 2001-42
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, **OCEAN REACH JOINT VENTURE**, 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 **OCEAN REACH JOINT VENTURE** 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

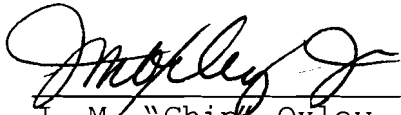
County Commissioners of Nassau County, Florida.

ADOPTED this 26th day of November, 2001.

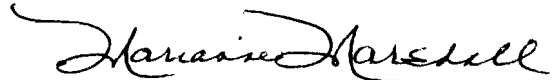
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

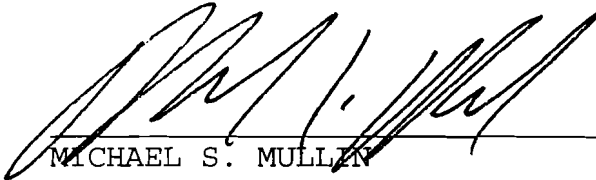


J. M. "Chip" Oxley, Jr.
Its: Ex-Officio Clerk



MARIANNE MARSHALL
Its: Chairman

Approved as to form by
the Nassau County Attorney:


MICHAEL S. MULLIN

c:rez.ord

LEGAL DESCRIPTION

R61-027

A parcel of land, being a portion of the Southeast One-Quarter of Section 25, Township 2 North Range 28 East, Nassau County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, begin at the Northwest corner of lands described in that Warranty Deed recorded in Official Records Book 673, page 1368 (Parcel "A"), said point also lying on the Southwesterly Right of Way line of State Road No. 200 (also known as State Road No. A-1-A), and run thence S $72^{\circ}46'59''$ E, along said Southwesterly Right of Way line, a distance of 68.49 feet, to a point on the Westerly line of the Easement for Ingress and Egress as recorded in Official Records Book 671, page 1968 et seq., of the Public Records of Nassau County, Florida; run thence, along said Westerly line of aforesaid Easement for Ingress and Egress, the following six (6) courses and distances; Course No. 1: run thence Southerly, along and around the arc of a curve, concave Southwesterly, having a radius of 25.00 feet, through a central angle of $83^{\circ}10'50''$ to the right, an arc distance of 36.29 feet, to the Point of Reverse Curvature, of a curve leading Southerly, last said arc being subtended by a chord bearing and distance of S $31^{\circ}12'05''$ E, 33.18 feet; Course No. 2: continue thence Southerly, along and around the arc of a curve, concave Easterly, having a radius of 185.00 feet, through a central angle of $32^{\circ}51'01''$ to the left, an arc distance of 106.07 feet, to the Point of Reverse Curvature, last said arc being subtended by a chord bearing and distance of S $06^{\circ}02'11''$ E, 104.57 feet; Course No. 3: continue thence Southerly, along and around the arc of a curve, concave Westerly, having a radius of 115.00 feet, through a central angle of $29^{\circ}34'24''$ to the right, an arc distance of 59.38 feet, to the Point of Reverse Curvature, last said arc being subtended by a chord bearing and distance of S $07^{\circ}39'58''$ E, 58.70 feet; Course No. 4: continue thence Southerly, along and around the arc of a curve, concave Easterly, having a radius of 406.98 feet, through a central angle of $23^{\circ}43'08''$ to the left, an arc distance of 168.48 feet, to the Point of Tangency of last said curve, said arc being subtended by a chord bearing and distance of S $04^{\circ}44'20''$ E, 167.28 feet; Course No. 5: thence S $16^{\circ}35'54''$ E, along said tangency, a distance of 807.39 feet, to the Point of Curvature, of a curve leading Southerly; Course No. 6: thence Southerly, along and around the arc of a curve, concave Weserly, having a radius of 336.58 feet, through a central angle of $16^{\circ}26'51''$ to the right, an arc distance of 96.62 feet, to a point on the Weserly line of aforesaid lands described in Official Records Book 673, page 1368 (Parcel "B") of the Public Records of said Nassau County, Florida, last said arc being subtended by a chord bearing and distance of S $08^{\circ}22'29''$ E, 96.29 feet, thence N $16^{\circ}06'15''$ W, along said Westerly line of lands described in Official Records Book 673, page 1368 (Parcel "B"), a distance of 1,297.51 feet, to a point on the Southwesterly Right of Way line of State Road No. 200, and the POINT OF BEGINNING.

The lands thus described contains: 22,366 Square Feet, or 0.5135 Acres, more or less, in area.