

ORDINANCE NO. 2002-24
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, **ANNA J. BAKER**, 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-2) to COMMERCIAL, PROFESSIONAL, AND OFFICE (CPO); 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-2) to COMMERCIAL, PROFESSIONAL, AND OFFICE (CPO) 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 **ANNA J. BAKER** 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

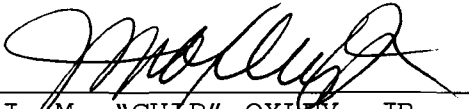
County Commissioners of Nassau County, Florida.

ADOPTED this 20th day of May, 2002.

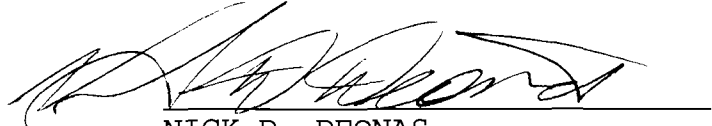
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

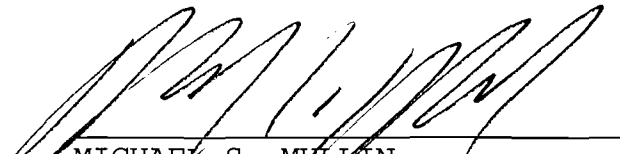


J.M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk



NICK D. DEONAS
Its: Chairman

Approved as to form by
the Nassau County Attorney:



MICHAEL S. MULLIN

c:rez.ord

CPH02-008
R02-018

BK 0823 PG 1996
OFFICIAL RECORDS

FILE: 98-108

EXHIBIT "A"

Parcel "A"

Lands being all of Block One (1) and a portion of Block Two (2) which includes Lots One (1) through Six (6) and Lots Seventeen (17) and Eighteen (18), recorded in Deed Book "Y" page 478, (March 9, 1894), Section Forty-two (42), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida. Also a portion of Railroad Avenue South (Sixty (60) foot right of way) found in Deed Book "Y", page 478. Also, that portion of Old Harts Road, lying Easterly of a Thirty-three (33) foot survey line of State road S-200-A, Section 74600-2175, said survey line being described as in Deed Book 272, page 83, of the official records of Nassau County, Florida.

Commence, for a POINT OF BEGINNING, at a point, where the Easterly right of way, as now established by the Florida Department of Transportation (a Sixty-six (66) foot right of way), intersects with A1A (State Road 200), Southerly right of way, as now established; run thence along said Southerly right of way, North Eighty (80) degrees, Thirty-four (34) minutes, Thirty-four (34) seconds East, a distance of Fifty-five and Forty-five hundredths (55.45) feet; run thence south Eighteen (18) degrees, Fifty (50) minutes, Fifty-five (55) seconds East a distance of Two Hundred Ninety-three and Seven Hundredths (293.07) feet; run thence South Seventy-one (71) degrees, Fourteen (14) minutes, Thirty-six (36) seconds West, a distance of One Hundred Eighty-two and Fifty-one hundredths (182.51) feet; run thence North Six (06) degrees, Twenty (20) minutes, Thirty-six (36) seconds West, a distance of One and Ninety-seven Hundredths (1.97) feet, to a point on a curve, concave Southeasterly, having a radius of One Thousand Three Hundred Ninety-nine and Thirty-nine Hundredths (1399.39) feet; run thence in a Northerly direction, along the arc of said curve, a distance of Three Hundred Twenty-six and Forty Hundredths (326.40) feet and along said right of way a chord distance of Three Hundre Twenty-five and Sixty-six hundredths (325.66) feet; the bearing of the aforementioned chord being North Three (03) degrees, Fifty-nine (59) minutes, Twenty-six (26) seconds East, to the POINT OF BEGINNING.

Parcel "B"

All that portion of Magnolia Avenue closed by Resolution No. 84-33, recorded in Official Records Book 436, page 163. All that portion of the Westerly One-Half (W 1/2) of Railroad Avenue, closed by Resolution No. 87-59, (Parcel "C") said resolution recorded in Official Records Book 529, pages 365-370, of the public records of Nassau County, Florida.