

ORDINANCE NO. 75- 52

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AMENDMENT TO ORDINANCE NO. 74-33

WHEREAS, on the 8th day of October, 1974, the Board of County Commissioners, Nassau County, Florida did adopt ORDINANCE NO. 74-33, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida; and

WHEREAS, EARL L. LANDRUM and ROSE LANDRUM, the owner of the real property described in this ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of that property from OPEN RURAL (O.R.) to COMMERCIAL INTENSIVE (C.I.) 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 zoning ordinance and orderly development of the County of Nassau, Florida;

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 O.R. to C.I. 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 EARL L. LANDRUM and ROSE LANDRUM, and is described as follows:

See Appendix "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, Nassau County, Florida.

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APPENDIX "A"

All of that certain piece, parcel or tract of land situate, lying and being in Section Forty-Eight (48), Township Three (3) North, Range Twenty-Eight (28) East, Nassau County, Florida, being more particularly described as follows:

Commence for a point of reference at the Section corner common to Sections 43, 44, 48 and 49, Township Three (3) North, Range Twenty-Eight (28) East, Nassau County, Florida; thence South (75°50'40") East along the Northerly line of Section Forty-Nine (49), a distance of 1441.65 feet; thence North (8°11'40"W), 941.15 Feet; thence North (32° 26') East, 1598.9 Feet; thence South (89° 48') East, 924.05 feet to the Point of Beginning; thence continue South (89°48') East, 150.0 feet to the Westerly Right-of-way line of State Road North S-107 (a 100 foot right of way as now established); thence North (7°47'50') East, along said Westerly right of way 150.0 feet; thence North (89°48'W), 150.0 feet; thence South (7°48'50') West, 150.0 feet to the Point of Beginning. Containing 0.52 acres more or less.

APPENDIX "A"

Part of Section 38, Township 2 North, Range 27 East, and part of Section 52, Township 3 North, Range 27 East, Nassau County, Florida, known as Lots 54, 55, 56, 57 and 58, described as follows:

Commence at the northwest corner of Section 52, Township 3 North, Range 27 East, Nassau County, Florida, and run South 23 degrees, 16 minutes East along west line of aforesaid Section 52 for 1.522 feet to the northerly right of way line of State Road No. 200 (75 foot right of way) and Point of Beginning; thence South 84 degrees, 51 minutes, east along aforesaid northerly right of way line for 444.20 feet; thence North 0 degrees, 15 minutes, 42 seconds east, for 399.12 feet; thence North 84 degrees, 51 minutes West for 200 feet; thence North 0 degrees, 15 minutes, 42 seconds east for 30.11 feet; thence north 84 degrees, 51 minutes west for 445.85 feet; thence South 23 degrees, 16 minutes east for 488.21 feet to Point of Beginning. Containing 5.52 acres, more or less, and recorded in Official Records Book 201, page 63 of the Public Records of Nassau County, Florida.