

ORDINANCE NO. 89- 9  
AMENDMENT TO ORDINANCE NO. 83-19  
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th 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

WHEREAS, P. C. ENTERPRISES, 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 MIXED (RM) to COMMERCIAL INTENSIVE (CI).

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, 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 MIXED (RM) 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 P. C. ENTERPRISES, 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 28th day of February, 1989.

AMENDMENT NO. \_\_\_\_\_  
TO  
ORDINANCE NO. 83-19

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

ATTEST: T.J. Greeson BY: James E. Testone  
T.J. GREESON JAMES E. TESTONE  
Its: Ex-Officio Clerk Its: Chairman

TOWNSHIP 51 BOUNDARY SURVEY OF  
PART OF SEC 51, T2N, R25E, NASSAU CO., FL.

PART OF THE F. P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCEMENT IS THE NORTHWEST CORNER OF SAID SECTION 51; THENCE PROCEED ALONG THE NORTHERLY LINE OF SAID SECTION 51, NORTH 72°21'44" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ROBERTS ROAD (A 40 FOOT COUNTY RIGHT-OF-WAY PER O.R.B. 5, PG. 77) A DISTANCE OF 30.00 FEET TO A POINT AT THE NORTHEAST CORNER OF A 30 FOOT ROAD (AS DESCRIBED IN O.R.B. 310, PG. 08) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF SECTION 51, NORTH 72°21'44" EAST, A DISTANCE OF 835.87 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN O.R.B. 85, PG. 641; THENCE SOUTH 15°31'57" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN O.R.B. 85, PG. 641. A DISTANCE OF 150.05 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 72°26'55" EAST ALONG THE SOUTHERLY LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 129.85 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED LANDS AND A POINT ON THE WESTERLY RIGHT-OF-WAY OF U. S. HIGHWAY NOS. 1, 23, & 301 (ALSO KNOWN AS STATE ROAD NO. 15) (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 15°24'44" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 290.94 FEET; THENCE NORTH 74°35'16" WEST, DEPARTING SAID RIGHT-OF-WAY AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN O.R.B. 275, PG. 412, A DISTANCE OF 125.29 FEET TO THE NORTHWESTERLY CORNER OF SAID DESCRIBED LANDS; THENCE SOUTH 15°24'44" WEST, ALONG THE WESTERLY LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 49.92 FEET TO THE SOUTHWESTERLY CORNER OF SAID DESCRIBED LANDS; THENCE SOUTH 73°54'57" EAST, ALONG THE SOUTHERLY LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 15.41 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN O.R.B. 188, PG. 189; THENCE SOUTH 15°24'44" WEST, ALONG THE WESTERLY LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 84.74 FEET; THENCE SOUTH 74°35'16" EAST, ALONG A LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 12.27 FEET; THENCE SOUTH 16°03'09" WEST, ALONG THE WESTERLY LINE OF SAID DESCRIBED LANDS; A DISTANCE OF 106.77 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 76°56'51" WEST, ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN O.R.B. 265, PG. 552, A DISTANCE OF 593.51 FEET TO NORTHWEST CORNER OF SAID DESCRIBED LANDS AND TO A POINT ON THE EASTERLY LINE OF A 30 FOOT ROAD (AS DESCRIBED IN O.R.B. 310, PG. 8); THENCE NORTH 17°38'16" WEST, ALONG THE EASTERLY LINE OF SAID 30 FOOT ROAD, A DISTANCE OF 215.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.81 ACRES. MORE OR LESS.

INTENDED TO BE THE SAME LANDS AS DESCRIBED IN O.R.B. 310, PG. 8.

O.R.B. 419, PG. 202 ✓

LOT 24 OF PLAT RECORDED IN O.R.B. 5, PG. 77 ✓  
40 FOOT COUNTY RIGHT-OF-WAY  
AS PAVED  
100' ±  
ROAD