

**ORDINANCE NO. 97- 27**  
**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

WHEREAS, **YPC, Inc.**, 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 RESIDENTIAL SINGLE FAMILY -2 (RS-2); 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 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 RESIDENTIAL SINGLE FAMILY (RS-2) 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 **YPC, Inc.**, 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 27th day of October, 1997.

CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

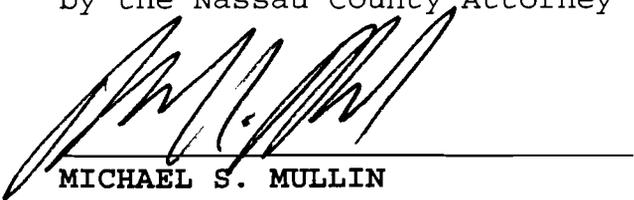
ATTEST:

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

BY:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Chairman

Approved as to Form  
by the Nassau County Attorney

  
\_\_\_\_\_  
MICHAEL S. MULLIN

c:rez.ord

EXHIBIT "A"

YULEE SITE

A PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 200 (ALA, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 22°54'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD, A DISTANCE OF 764.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°54'30" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD, A DISTANCE OF 7007.18 FEET TO A POINT AT THE NORTHEAST CORNER OF YULEE WOODS SECTION THREE, AS RECORDED IN PLAT BOOK 5, PAGES 239 AND 240 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF AN 80 FOOT FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 671, PAGE 1922 OF SAID PUBLIC RECORDS; THENCE SOUTH 62°57'31" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD AND ALONG THE NORTHERLY LINE OF SAID YULEE WOODS AND THE SOUTHERLY LINE OF SAID 80 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 3282.31 FEET; THENCE NORTH 27°02'29" WEST LEAVING SAID NORTHERLY LINE OF YULEE WOODS, A DISTANCE OF 213.41 FEET TO A POINT IN THE EASTERLY LINE OF A WETLAND TRACT, AS RECORDED IN OFFICIAL RECORDS BOOK 765, PAGE 529 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID WETLAND TRACT RUN THE FOLLOWING 79 COURSES: COURSE NO. 1) NORTH 48°55'23" EAST, A DISTANCE OF 53.74 FEET; COURSE NO. 2) NORTH 43°41'24" EAST, A DISTANCE OF 50.45 FEET; COURSE NO. 3) SOUTH 81°26'29" EAST, A DISTANCE OF 24.70 FEET; COURSE NO. 4) NORTH 04°02'50" WEST, A DISTANCE OF 55.47 FEET; COURSE NO. 5) NORTH 56°29'40" EAST, A DISTANCE OF 38.01 FEET; COURSE NO. 6) NORTH 23°08'25" EAST, A DISTANCE OF 42.30 FEET; COURSE NO. 7) NORTH 52°49'12" EAST, A DISTANCE OF 48.85 FEET; COURSE NO. 8) NORTH 40°07'15" EAST, A DISTANCE OF 90.43 FEET; COURSE NO. 9) NORTH 32°51'54" EAST, A DISTANCE OF 39.05 FEET; COURSE NO. 10) NORTH 17°57'11" EAST, A DISTANCE OF 33.73 FEET; COURSE NO. 11) NORTH 57°28'56" EAST, A DISTANCE OF 25.94 FEET; COURSE NO. 12) NORTH 04°06'30" EAST, A DISTANCE OF 68.88 FEET; COURSE NO. 13) NORTH 09°16'40" WEST, A DISTANCE OF 49.04 FEET; COURSE NO. 14) NORTH 82°27'11" EAST, A DISTANCE OF 37.80 FEET; COURSE NO. 15) NORTH 33°30'20" WEST, A DISTANCE OF 44.72 FEET; COURSE NO. 16) NORTH 62°24'02" EAST, A DISTANCE OF 39.12 FEET; COURSE NO. 17) NORTH 05°46'39" WEST, A DISTANCE OF 39.41 FEET; COURSE NO. 18) NORTH 07°29'12" EAST, A DISTANCE OF 49.77 FEET; COURSE NO. 19) NORTH 33°01'24" EAST, A DISTANCE OF 37.05 FEET; COURSE NO. 20) NORTH 21°04'04" EAST, A DISTANCE OF 41.25 FEET; COURSE NO. 21) NORTH 63°58'19" EAST, A DISTANCE OF 13.15 FEET; COURSE NO. 22) NORTH 17°16'54" WEST, A DISTANCE OF 45.00 FEET; COURSE NO. 23) NORTH 09°44'57" EAST, A DISTANCE OF 55.01 FEET; COURSE NO. 24) NORTH 15°53'05" WEST, A DISTANCE OF 82.02 FEET; COURSE NO. 25) NORTH 12°11'39" EAST, A DISTANCE OF 52.84 FEET; COURSE NO. 26) NORTH 23°44'26" WEST, A DISTANCE OF 53.34 FEET; COURSE NO. 27) NORTH 00°41'14" EAST, A DISTANCE OF 38.90 FEET; COURSE NO. 28) NORTH

|           |         |             |        |                                 |            |     |       |
|-----------|---------|-------------|--------|---------------------------------|------------|-----|-------|
| 06°39'44" | WEST, A | DISTANCE OF | 48.84  | FEET;                           | COURSE NO. | 29) | NORTH |
| 80°47'46" | WEST, A | DISTANCE OF | 55.87  | FEET;                           | COURSE NO. | 30) | NORTH |
| 84°16'23" | WEST, A | DISTANCE OF | 43.46  | FEET;                           | COURSE NO. | 31) | NORTH |
| 04°38'45" | WEST, A | DISTANCE OF | 50.22  | FEET;                           | COURSE NO. | 32) | SOUTH |
| 87°18'55" | EAST, A | DISTANCE OF | 23.41  | FEET;                           | COURSE NO. | 33) | SOUTH |
| 58°01'50" | EAST, A | DISTANCE OF | 47.51  | FEET;                           | COURSE NO. | 34) | NORTH |
| 19°56'11" | EAST, A | DISTANCE OF | 31.40  | FEET;                           | COURSE NO. | 35) | NORTH |
| 32°02'31" | WEST, A | DISTANCE OF | 58.94  | FEET;                           | COURSE NO. | 36) | NORTH |
| 39°55'06" | WEST, A | DISTANCE OF | 52.00  | FEET;                           | COURSE NO. | 37) | NORTH |
| 10°25'00" | WEST, A | DISTANCE OF | 58.42  | FEET;                           | COURSE NO. | 38) | NORTH |
| 18°57'31" | WEST, A | DISTANCE OF | 69.03  | FEET;                           | COURSE NO. | 39) | NORTH |
| 10°21'51" | WEST, A | DISTANCE OF | 74.55  | FEET;                           | COURSE NO. | 40) | NORTH |
| 06°54'33" | WEST, A | DISTANCE OF | 82.87  | FEET;                           | COURSE NO. | 41) | NORTH |
| 00°10'34" | WEST, A | DISTANCE OF | 60.02  | FEET;                           | COURSE NO. | 42) | NORTH |
| 06°05'23" | EAST, A | DISTANCE OF | 71.80  | FEET;                           | COURSE NO. | 43) | NORTH |
| 09°49'24" | WEST, A | DISTANCE OF | 49.48  | FEET;                           | COURSE NO. | 44) | NORTH |
| 25°57'17" | WEST, A | DISTANCE OF | 82.05  | FEET;                           | COURSE NO. | 45) | NORTH |
| 11°44'39" | WEST, A | DISTANCE OF | 90.08  | FEET;                           | COURSE NO. | 46) | NORTH |
| 28°36'03" | WEST, A | DISTANCE OF | 78.10  | FEET;                           | COURSE NO. | 47) | NORTH |
| 05°59'22" | WEST, A | DISTANCE OF | 161.11 | FEET;                           | COURSE NO. | 48) | NORTH |
| 32°58'02" | WEST, A | DISTANCE OF | 60.88  | FEET;                           | COURSE NO. | 49) | NORTH |
| 09°09'39" | WEST, A | DISTANCE OF | 42.24  | FEET;                           | COURSE NO. | 50) | NORTH |
| 04°22'39" | EAST, A | DISTANCE OF | 29.73  | FEET;                           | COURSE NO. | 51) | NORTH |
| 01°26'51" | WEST, A | DISTANCE OF | 66.94  | FEET;                           | COURSE NO. | 52) | NORTH |
| 24°56'59" | WEST, A | DISTANCE OF | 89.27  | FEET;                           | COURSE NO. | 53) | NORTH |
| 12°30'19" | WEST, A | DISTANCE OF | 89.21  | FEET;                           | COURSE NO. | 54) | NORTH |
| 11°29'53" | WEST, A | DISTANCE OF | 90.47  | FEET;                           | COURSE NO. | 55) | NORTH |
| 08°50'06" | EAST, A | DISTANCE OF | 99.72  | FEET;                           | COURSE NO. | 56) | NORTH |
| 10°36'36" | EAST, A | DISTANCE OF | 72.84  | FEET;                           | COURSE NO. | 57) | NORTH |
| 21°46'44" | WEST, A | DISTANCE OF | 44.78  | FEET;                           | COURSE NO. | 58) | NORTH |
| 03°59'44" | WEST, A | DISTANCE OF | 80.90  | FEET;                           | COURSE NO. | 59) | NORTH |
| 11°07'10" | WEST, A | DISTANCE OF | 115.57 | FEET;                           | COURSE NO. | 60) | NORTH |
| 01°05'38" | WEST, A | DISTANCE OF | 85.19  | FEET;                           | COURSE NO. | 61) | NORTH |
| 38°05'20" | WEST, A | DISTANCE OF | 71.56  | FEET;                           | COURSE NO. | 62) | NORTH |
| 15°52'24" | WEST, A | DISTANCE OF | 111.99 | FEET;                           | COURSE NO. | 63) | NORTH |
| 16°53'12" | WEST, A | DISTANCE OF | 43.93  | FEET;                           | COURSE NO. | 64) | NORTH |
| 02°39'24" | EAST, A | DISTANCE OF | 59.54  | FEET;                           | COURSE NO. | 65) | NORTH |
| 12°35'20" | WEST, A | DISTANCE OF | 53.46  | FEET;                           | COURSE NO. | 66) | NORTH |
| 10°36'52" | EAST, A | DISTANCE OF | 59.20  | FEET;                           | COURSE NO. | 67) | NORTH |
| 14°44'44" | EAST, A | DISTANCE OF | 72.89  | FEET;                           | COURSE NO. | 68) | NORTH |
| 15°28'47" | EAST, A | DISTANCE OF | 60.35  | FEET;                           | COURSE NO. | 69) | NORTH |
| 26°32'31" | EAST, A | DISTANCE OF | 82.30  | FEET;                           | COURSE NO. | 70) | NORTH |
| 38°13'11" | EAST, A | DISTANCE OF | 77.20  | FEET;                           | COURSE NO. | 71) | NORTH |
| 44°53'07" | EAST, A | DISTANCE OF | 80.78  | FEET;                           | COURSE NO. | 72) | NORTH |
| 13°36'25" | EAST, A | DISTANCE OF | 58.82  | FEET;                           | COURSE NO. | 73) | NORTH |
| 44°22'13" | EAST, A | DISTANCE OF | 88.28  | FEET;                           | COURSE NO. | 74) | NORTH |
| 39°27'21" | EAST, A | DISTANCE OF | 85.16  | FEET;                           | COURSE NO. | 75) | NORTH |
| 22°28'16" | EAST, A | DISTANCE OF | 83.36  | FEET;                           | COURSE NO. | 76) | NORTH |
| 57°49'27" | EAST, A | DISTANCE OF | 82.01  | FEET;                           | COURSE NO. | 77) | NORTH |
| 60°11'07" | EAST, A | DISTANCE OF | 56.71  | FEET;                           | COURSE NO. | 78) | NORTH |
| 83°26'42" | EAST, A | DISTANCE OF | 65.52  | FEET;                           | COURSE NO. | 79) | NORTH |
| 52°57'33" | EAST, A | DISTANCE OF | 53.76  | FEET TO A POINT IN THE WESTERLY |            |     |       |

LINE OF A 27.54 ACRE TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 408, PAGE 667 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°25'50" WEST ALONG SAID 27.54 ACRE TRACT OF LAND, A DISTANCE OF 126.50 FEET; THENCE NORTH 85°45'50" EAST ALONG A SOUTHERLY LINE OF SAME, A DISTANCE OF 360.11 FEET; THENCE NORTH 01°44'40" EAST ALONG AN EASTERLY LINE OF SAME, A DISTANCE OF 2123.70 FEET; THENCE NORTH 85°24'23" WEST ALONG A NORTHERLY LINE OF THE AFORESAID 27.54 ACRE TRACT OF LAND, A DISTANCE OF 164.23 FEET TO A POINT IN THE AFORESAID WETLAND TRACT; THENCE CONTINUING ALONG SAID WETLAND TRACT RUN THE FOLLOWING 40 COURSES: COURSE NO. 1) NORTH 04°59'30" WEST, A DISTANCE OF 64.46 FEET; COURSE NO. 2) NORTH 18°50'08" WEST, A DISTANCE OF 67.27 FEET; COURSE NO. 3) NORTH 07°54'42" WEST, A DISTANCE OF 118.61 FEET; COURSE NO. 4) NORTH 05°08'05" EAST, A DISTANCE OF 86.65 FEET; COURSE NO. 5) NORTH 09°51'42" WEST, A DISTANCE OF 89.20 FEET; COURSE NO. 6) NORTH 10°57'31" EAST, A DISTANCE OF 40.72 FEET; COURSE NO. 7) NORTH 25°25'12" WEST, A DISTANCE OF 34.26 FEET; COURSE NO. 8) NORTH 05°21'34" EAST, A DISTANCE OF 51.55 FEET; COURSE NO. 9) NORTH 14°34'17" WEST, A DISTANCE OF 31.02 FEET; COURSE NO. 10) NORTH 24°17'57" WEST, A DISTANCE OF 84.72 FEET; COURSE NO. 11) NORTH 40°55'26" WEST, A DISTANCE OF 137.91 FEET; COURSE NO. 12) NORTH 88°55'59" WEST, A DISTANCE OF 86.21 FEET; COURSE NO. 13) NORTH 42°04'34" EAST, A DISTANCE OF 32.53 FEET; COURSE NO. 14) NORTH 36°36'50" WEST, A DISTANCE OF 32.45 FEET; COURSE NO. 15) NORTH 60°11'19" WEST, A DISTANCE OF 33.29 FEET; COURSE NO. 16) NORTH 24°01'18" WEST, A DISTANCE OF 69.38 FEET; COURSE NO. 17) NORTH 59°54'22" WEST, A DISTANCE OF 61.19 FEET; COURSE NO. 18) SOUTH 81°12'34" WEST, A DISTANCE OF 54.67 FEET; COURSE NO. 19) NORTH 59°02'01" WEST, A DISTANCE OF 38.64 FEET; COURSE NO. 20) NORTH 73°17'55" WEST, A DISTANCE OF 55.04 FEET; COURSE NO. 21) SOUTH 87°03'45" WEST, A DISTANCE OF 61.52 FEET; COURSE NO. 22) SOUTH 77°39'56" WEST, A DISTANCE OF 46.03 FEET; COURSE NO. 23) SOUTH 65°18'53" WEST, A DISTANCE OF 32.28 FEET; COURSE NO. 24) NORTH 59°42'42" WEST, A DISTANCE OF 71.84 FEET; COURSE NO. 25) SOUTH 77°55'39" WEST, A DISTANCE OF 48.09 FEET; COURSE NO. 26) NORTH 37°33'17" WEST, A DISTANCE OF 58.27 FEET; COURSE NO. 27) NORTH 57°18'19" WEST, A DISTANCE OF 35.34 FEET; COURSE NO. 28) NORTH 35°36'26" WEST, A DISTANCE OF 67.12 FEET; COURSE NO. 29) NORTH 86°26'49" WEST, A DISTANCE OF 40.48 FEET; COURSE NO. 30) NORTH 81°51'34" WEST, A DISTANCE OF 42.43 FEET; COURSE NO. 31) SOUTH 64°17'00" WEST, A DISTANCE OF 26.91 FEET; COURSE NO. 32) NORTH 83°48'36" WEST, A DISTANCE OF 45.71 FEET; COURSE NO. 33) NORTH 55°48'05" WEST, A DISTANCE OF 71.47 FEET; COURSE NO. 34) NORTH 24°44'19" WEST, A DISTANCE OF 30.48 FEET; COURSE NO. 35) NORTH 53°04'40" WEST, A DISTANCE OF 90.02 FEET; COURSE NO. 36) NORTH 58°36'08" WEST, A DISTANCE OF 88.32 FEET; COURSE NO. 37) NORTH 20°30'23" WEST, A DISTANCE OF 60.54 FEET; COURSE NO. 38) NORTH 68°44'29" WEST, A DISTANCE OF 38.91 FEET; COURSE NO. 39) NORTH 05°44'29" EAST, A DISTANCE OF 45.34 FEET; COURSE NO. 40) SOUTH 80°54'32" WEST, A DISTANCE OF 85.56 FEET; THENCE NORTH 72°37'20" EAST LEAVING SAID WETLAND LINE, A DISTANCE OF 1025.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 239.89 ACRES MORE OR LESS.

THE ABOVE DESCRIBED TRACT OF LAND BEING SUBJECT TO AN 80 FOOT FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 671, PAGE 1922 OF THE PUBLIC RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED TRACT OF LAND ALSO BEING SUBJECT TO A 30 FOOT EASEMENT FOR INGRESS AND EGRESS TO RICHARD MINER THAT LEADS TO THE AFOREMENTIONED 27.54 ACRE TRACT OF LAND, WHICH WAS CONVEYED IN OFFICIAL RECORDS BOOK 408, PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY.