## ORDINANCE NO. 98-30 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, Lighthouse Tabernacle Apostolic Faith, a/k/a United Pentacostal Church, and Bo Song Chung and Pauline C. Chung, the owners 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 GENERAL - 1 (RG-1) to COMMERCIAL INTENSIVE (CI); 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 RESIDENTIAL GENERAL - 1 (RG-1) 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 Lighthouse Tabernacle Apostolic Faith, a/k/a United Pentacostal Church, and Bo Song Chung and Pauline C. Chung, and is described as follows:

See Exhibit "A" attached hereto and made a part hereof by specific reference.

<u>SECTION 3: EFFECTIVE DATE</u>: 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 \_September , 1998.

CERTIFICATE OF AUTHENTICATION ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA

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

BY: CHRIS KIRKLAND

Its: Chairman

Approved as to Form by the Nassau County Attorney

CHAEL S' MULLI

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## EXHIBIT "A"

## PARCEL ONE

All of Lot Numbered Three (3) according to the official plat of the Susan Cashen Grant of Section Thirty (30), Township Three (3) North, Range Twenty Eight (28) East, Nassau County, Florida. Containing Ten (10) Acres more or less.

Being the same or identical lands as described in that certain deed from Wycliff Yulee and Wife, to Alex Verdier, dated February 23, 1911, and recorded in Deed Book 13 at Page 66 of the Public Records of Nassau County, Florida. And also being the same lands as described in that certain Deed dated the 15<sup>th</sup> day of June, 1931, from H.D. Lohman and Ophelia Lohman, his wife, to Chung Li Sing, recorded in Deed Book 78 at Page 71 of the Public Records of Nassau County, Florida.

## PARCEL TWO

All those certain lots, pieces or parcels of land, situate, lying and being in the City of Fernandina Beach (formerly City of Fernandina) County of Nassau and State of Florida, and being more particularly described on and according to the official plat of said City of Fernandina (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots Numbered Twenty Four (24) and Twenty Five (25), in Block Numbered Two Hundred Sixty Nine (269) of said city.

West one half (½) of Lot Number Eight (8) of Block Two Hundred Nine (209), situate, lying and adjoining the City of Fernandina Beach, Nassau County, Florida, as shown upon the official plat of the City of Fernandina, now the City of Fernandina Beach, County of Nassau, State Florida (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town and Improvement Company in 1887 and 1901), said lots further described as follows: Said lot being a part of Block 209, said Block 209 being bounded on the North by Olive Street, on the West by 10<sup>th</sup> Street, and on the East by 11<sup>th</sup> Street.

Subject to certain rights reserved unto the State of Florida, the title to one-half of all petroleum and petroleum products and title to an undivided three-fourths of all other minerals which may be found on or under said land, together with the privilege outside any municipality, this date, to explore for and mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under said lands inside any municipality, this date, only with the consent of surface owners. All fissionable material is reserved.

Lot 3 EX RW OR 120/53 O in OR 113/794 & PT of 264/82 Sub of Sec 30 PB 1/5, Public Records of Nassau County, Florida.

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|          | OFFICIAL RECO. JS aprix 12() 3451230  |
|----------|---|
|          | This Quit-Claim Deed, Executed this 8th day of February , A. D. 1972 . by   |
| -11      | Massau County, a political subdivision of the State of Florida  |
| i i      | forigery, is the Trustees of the United Pentecostal Church and their successors   |
| PACLE"A  | whose perioffice address is P. D. Box 665, Fernandina Beach, Florida 32034  |
| £        | second partys   |
|          | (Wherever used herein the errors "first party" and "second party" shall hadreds singular and photol, bein, herei<br>representatives, and anigne of individuals, and the successor and anigne of expectitions, whether the electricit<br>so admits ar requires.)   |
| ٩٦       | <b>Witnesseth</b> , That the said first party, for and in consideration of the sum of 3<br>in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-<br>lease and quit-cleim unto the said second party forever, ell the right, title, interest, claim and domand which<br>the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being<br>in the County of Nassau State of Florida , to-wit:   |
|          | West one-half (1) of Lot Number Eight (8) of Blook Two Hundred Nine (209), situate,<br>lying and adjoining the City of Fernandina Beach, Nassau County, Florida, as<br>shown upon the official plat of the City of Fernandina, how the City of Fernandina<br>Beach, County of Nassau, State Florida (as lithographed and issued by The Florida Town and<br>Railroad Company in 1857 and enlarged, revised, and reissued by The Florida Town and<br>Improvement Company in 1867 and 1901), said lots further described as follows;<br>said lot being a part of Block 209, said Block 209 being bounded on the North by<br>Olive Street, on the West by 10th. Street, and on the East by 11th, Street.  |
|          | SUBJECT TO CERTAIN RIGHTS reserved unto the State of Florida, the title to<br>one-half of all petroleum and petroleum products and title to an undivided<br>three-fourths of all other minerals which may be found on or under said land,<br>together with the privilege outside any municipality, this date, to explore<br>for and mine and develop same. Said privilege to explore, mine and develope is<br>to be conducted on and under said lands inside any municipality, this date, only<br>with the consent of surface owners. All fissionable material is reserved.   |
| 1        |   |
|          | This instrument was prepared by:<br>D. O. Oxley, Glerk<br>Circuit Court<br>P. O. Box 150<br>Fernandina Beach, Florida 32034   |
|          | To Have and to Hold the same together with all and singular the appurtemances therownto<br>belonging or in anywise apportaining, and all the solate, right, title, interest, lisn, equity and claim what-<br>soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said  |
|          | second party forever.   |
| >        | In Wilness Whereof, The said first party has signed and sealed these presents the day and year  |
|          | first above written.<br>Signed, stated and delivered in generace of:  |
| er/si    | Flomas Stall Qui Home   |
|          | Chairman Board of County Commissioners<br>Nassau County   |
|          | A DOWNER AND SUR MENTANE  |
|          | ATATE OF FLORIDA,<br>COUNTY OF NASSAU   |
|          | a HEREBY USE IFY into an use any and and in the County aforeted to take acknowledgments, personally approved  |
|          | J. W. Jones, Chairman Board of County Commissioners, Nassau County  |
| Ĭ.       | to no known to be the person described in and who executed the foregoing instrument and has acknowledged  |
| į        | buferfinanershall has ensecuted the same.   |
| <u>S</u> |   |
| N. KA    | AUBLIC III O 1972 FEB 11 PH 1: 18 My commission and the state of Florida of Line My commission and the state of the state |
|          | 0.0. OXLEY  |
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|  |  |  | -9 -                        |   |                                  |
| TELLS IN E<br>DO SONG                              | <b>ENTURE, Mode shie</b><br>CIIUNG   | and and  | day of Apr                  | ril , A.D.  | 10 92 BETWEEN                    |
| 73 Oak (<br>ef the Ce                              | Grove Place, Farmundy of Nassau  | nandina Beach, Fi<br>, State of  | lorida 32034<br>.Florida    |   | the first part, and              |
| BO SONG<br>73 Oals G                               | CHUNG and PAULIN<br>Trove Place, Ferr  | NE C. CHUNG, his<br>manding Beach, F   | vife, whose<br>Lorida 32034 | a post office add                                       | iress is                         |
| of the Cer<br>WEINESS                              | unty of Nossou<br>ESS: That the sold p   | · · · · · · · · · · · · · · · · · · ·  |                             | , perties of<br>i in consideration of                   |                                  |
| to him   | in hand paid by i  | LOVE AND AFFECT.<br>the said parties of  |                             | t, the receipt whereof                                  | Dollers,<br>is hereby acknow-    |
| iedged,<br>their<br>County of                      |  |  | ollowing descri             | he said periies o<br>bed land, situats, lyin            |                                  |
|  |  | r 120/53 Ó IN OR<br>, puintic records  |                             | PT OF 264/82 SUB<br>COUNTY, FLORIDA.                    | OF                               |
| ۵  | b  | ,  |                             |   | PROPERTY APPRAISER'S             |
| Descrimite Frank                                   |  | !  |                             |   | 1.0. 100-00-30-0 00-0003         |
|  |  |  |                             |   | 261-30-3658 0000                 |
| • <u>I</u>   |  |  |                             |   | 542-37-0733<br>GRANTEE SS#       |
| IN WITNE<br>seal the (                             | id party of the i<br>gainst the lawful cir<br>88 WIIEREOF, the m<br>day and year first abo<br>ND SEALED IN GUE | ve written.  | · •                         | In the title is sold lon $\frac{1}{1}$ hereunto set his | d, end will delend<br>s hand and |
| Jenne  | 1 Bolur  | -  | Do                          | Sma Jull  | (C(BEAL)                         |
| A MORENT   |  | 0  | DU SONG C                   | HUNG A SPELBERED  |                                  |
| HARRY  | KATZ JR  |  |                             | 13.009 -11-1<br>13.009 -11-1                            | Sécla, i (SEAL)<br>111           |
|  |  | 9206175  |                             | 92 APR 24 PI  | 12:-53(BEAL)                     |
|  |  |  |                             | Aprice  |                                  |
| STATE OF<br>COUNTY (                               | , Florida<br>DeDUYAL   | r # # # # # # # # # # # # # # # # # # #  | 80.                         | CLLRK OF CO<br>NASSAUCHINEY.                            | WRTS<br>Torata                   |
|  | neteopolity appeared   | BO SONG CHUNG  |                             |   |                                  |
| Befere me  |  | wersto   | -has/ha×e-p                 |   | bride Arin's Liller              |
| vho <b>.ie/e</b><br>na identi                      |  |  | seculad the and             | as for the purposes                                     | therein expressed.               |
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| vho <b>.iq/o</b><br>as ident<br>icknowiely         | ind to and before ma   | i that is a and is a like and andand and andand and | incuted the sum<br>2        | ne for the purposes                                     | therein expressed.               |
| vho <b>.iq/o</b><br>as ident<br>icknowiely         | ind to and before ma   | ithat ne and<br>ioal this Really and<br>County and<br>   | seculad the sum<br>2        | ne for the purposes                                     | lur inte                         |