

ORDINANCE NO. 2001- 25
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, **RAYLAND, LLC**, 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 COMMERCIAL, PROFESSIONAL, & 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 OPEN RURAL (OR) 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 **RAYLAND, LLC**, 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 23rd day of July, 2001.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

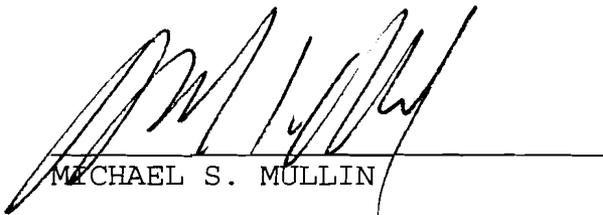


J. M. "Chip" Oxley, Jr.
Its: Ex-Officio Clerk



MARIANNE MARSHALL
Its: Chairman

Approved as to form by
the Nassau County Attorney:



MECHAEL S. MULLIN

c:rez.ord

EXHIBIT "A"

LEGAL DESCRIPTION (BY SURVEYOR):

A PARCEL OF LAND, BEING A PORTION OF SECTION 37, TOWNSHIP 2 NORTH, RANGE 27 EAST, JOHN LOWE MILL GRANT, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF CURVATURE ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 200/ A-1-A (AN 184-FOOT RIGHT-OF-WAY), FLORIDA DEPARTMENT OF TRANSPORTATION STATION 305+58.84, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 74060-2503; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH $84^{\circ}44'59''$ WEST, A DISTANCE OF 349.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AN 100-FOOT WIDE EASEMENT (AS RECORDED IN O.R.B. 655, PAGE 1308 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, "CHRISTIAN WAY" BY POSTED STREET SIGN); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100-FOOT WIDE EASEMENT SOUTH $05^{\circ}15'01''$ WEST, A DISTANCE OF 232.60 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUE ALONG THE RIGHT-OF-WAY LINE OF THE SAID 100-FOOT WIDE EASEMENT SOUTH $05^{\circ}15'01''$ WEST, A DISTANCE OF 179.36 FEET TO THE POINT OF TERMINUS OF SAID 100-FOOT WIDE EASEMENT; THENCE ALONG THE END OF THE 100-FOOT WIDE EASEMENT NORTH $85^{\circ}21'12''$ WEST, A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A PROPOSED 60-FOOT RIGHT-OF-WAY (AS RECORDED IN O.R.B. 655, PAGE 1298 IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED 60-FOOT RIGHT-OF-WAY SOUTH $05^{\circ}15'01''$ WEST, A DISTANCE OF 88.47 FEET, THENCE SOUTH $84^{\circ}44'59''$ EAST, A DISTANCE OF 317.53 FEET; THENCE NORTH $03^{\circ}28'57''$ EAST, A DISTANCE OF 268.17 FEET; THENCE NORTH $84^{\circ}44'59''$ WEST, A DISTANCE OF 289.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.85 ACRES, MORE OR LESS