

ORDINANCE NO. 2001-43
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, **PRESBYTERY OF ST. AUGUSTINE, 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 COMMERCIAL GENERAL (CG); 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 GENERAL (CG) 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 **PRESBYTERY OF ST. AUGUSTINE, 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

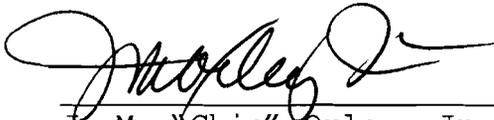
County Commissioners of Nassau County, Florida.

ADOPTED this 26th day of November, 2001.

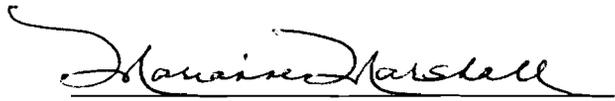
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

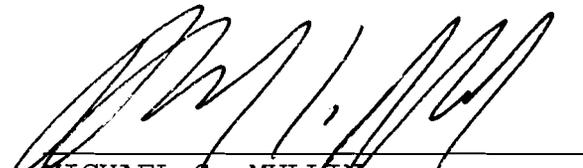


J. M. "Chip" Oxley, Jr.
Its: Ex-Officio Clerk



MARIANNE MARSHALL
Its: Chairman

Approved as to form by
the Nassau County Attorney:



MICHAEL S. MULLIN

c:rez.ord

R01-028

LEGAL DESCRIPTION (OVERALL PARCEL)
(BY LOCHERANE)

All that certain piece or parcel of land lying and being a portion of Section twenty-five (25), Township two (2) North, Range twenty-eight (28) East, Nassau County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Section twenty-five (25), Township two (2) North, Range twenty-eight (28) East, Nassau County, Florida; thence South $89^{\circ}52'24''$ West along the South line of said Section, a distance of 2238.69 feet; thence North $2^{\circ}03'59''$ West a distance of 768.12 feet to the Point of Beginning; thence North $72^{\circ}46'59''$ West a distance of 719.14 feet to the East line of 'Flora Parke', as recorded in Plat book 6, Page 137; thence North $17^{\circ}13'01''$ East along said East line of 'Flora Parke' a distance of 738.00 feet to a Non-tangent point of a curve concave Northwesterly, and having a radius of 340.00 feet; thence along and around the arc of said curve, through a central angle of $19^{\circ}04'53''$, an arc distance of 113.23 feet, and subtended by a chord bearing of North $44^{\circ}54'48''$ East and a chord distance of 112.71 feet to a Point of Reverse Curvature of a curve concave Southeasterly and having a radius of 25.00 feet, through a central angle of $71^{\circ}50'39''$, an arc distance of 31.35 feet, and subtended by a chord bearing of North $71^{\circ}17'41''$ East and a chord distance of 29.33 feet to the Southerly Right-of-Way line of State Road No. 200 (A-1-A); thence South $72^{\circ}46'59''$ East along said 184 foot Right-of-Way of State Road No. 200 a distance of 343.86 feet; thence South $2^{\circ}03'59''$ East and distance of 905.82 feet to the Point of Beginning.

Subject to all easements and restrictions of record.

Above Parcel contains 11.09 Acres, more or less.