

ORDINANCE NO. 2000- 08
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, **RINEY PROFESSIONAL CENTER, L.L.C.**, 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 COMMERCIAL NEIGHBORHOOD (CN) to COMMERCIAL GENERAL (CG); 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 COMMERCIAL NEIGHBORHOOD (CN) 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 **RINEY PROFESSIONAL CENTER, L.L.C.**, 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

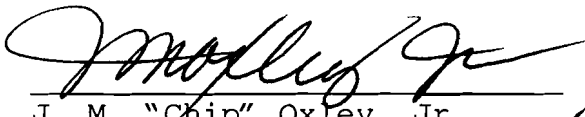
County Commissioners of Nassau County, Florida.

ADOPTED this 27th day of March, 2000.

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

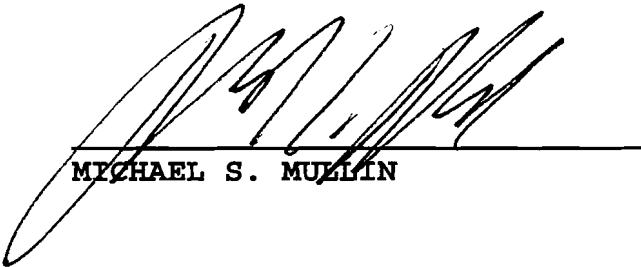


J. M. "Chip" Oxley, Jr.
Its: Ex-Officio Clerk



NICK D. DEONAS
Its: Chairman

Approved as to form by
the Nassau County Attorney:



MICHAEL S. MULLIN

c:rez.ord

EXHIBIT A
Description of Property
R-00-004

Parcel A:

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PHILLIPS MANOR ROAD, A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GERBING ROAD, A 16-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ON LAST SAID LINE RUN SOUTH 52 DEGREES 50 MINUTES 37 SECONDS WEST 631.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID LINE SOUTH 52 DEGREES 50 MINUTES 37 SECONDS WEST 446.21 FEET; THENCE SOUTH 28 DEGREES 22 MINUTES 07 SECONDS EAST 165.32 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 105 AND/OR A-1-A, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ON LAST SAID LINE NORTH 61 DEGREES 37 MINUTES 00 SECONDS EAST 440.97 FEET; THENCE NORTH 28 DEGREES 22 MINUTES 07 SECONDS WEST 233.37 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 2.018 ACRES, MORE OR LESS, IN AREA.