

ORDINANCE NO. 96 - 04  
AMENDMENT TO ORDINANCE NO. 91-04  
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of January, 1991, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 91-04, an Ordinance enacting and establishing the Comprehensive Land Use Plan and the Future Land Use Map for the unincorporated portion of Nassau County, Florida, and

WHEREAS, Mary F. Smith, owner of the real property described in this Ordinance has applied to the Board of County Commissioners to reclassify a site from RESIDENTIAL, LOW DENSITY to COMMERCIAL on the Future Land Use Map of Nassau County; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice and public hearing had considered the application and recommended approval of the proposed amendment to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing on January 22, 1996;

WHEREAS, the Board of County Commissioners finds that there is a need and justification for the amendment; and

WHEREAS, the Board of County Commissions finds that the amendment to the Future Land Use Map and reclassification 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 RECLASSIFIED: The real property described in Section 2 is reclassified from RESIDENTIAL, LOW DENSITY to COMMERCIAL on the Future Land Use Map of Nassau County.

SECTION 2: OWNER AND DESCRIPTION: The land reclassified by this ordinance is owned by Mary F. Smith, and is described as follows:

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

SECTION 3: The objections and recommendations of the Department of Community Affairs have been waived by the Department.


SECTION 4: EFFECTIVE DATE: The effective date of this small scale development plan amendment shall be thirty one (31) days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Community Affairs, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of non compliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2740 Centerview Drive, Tallahassee, FL, 32399-2100.

ADOPTED this 22nd day of January, 1996.


CERTIFICATE OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

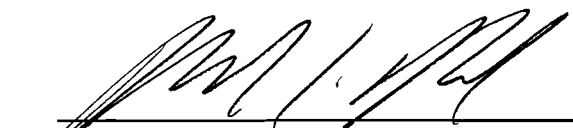
ATTEST:

  
\_\_\_\_\_  
T.J. GREESON  
Its: Ex-Officio Clerk

BY:

  
\_\_\_\_\_  
JIM B. HIGGINBOTHAM  
Its: Chairman

Approved as to form by the  
Nassau County Attorney

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

6/b:c-plan8.ord

R-96-002  
4  
CFA-96-001

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 274, PAGE 65 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 02°35'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 384.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°35'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.25 FEET; THENCE SOUTH 52°45'00" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF HENRY SMITH ROAD, A DISTANCE OF 294.57 FEET; THENCE NORTH 37°15'00" EAST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 361.04 FEET; THENCE SOUTH 52°45'00" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 935.65 FEET; THENCE SOUTH 87°14'36" WEST ALONG THE NORTHERLY LINE OF LOT 21, JOSEPH R. DUNN'S FRUIT AND TRUCK FARMS AS RECORDED IN DEED BOOK B-10, PAGE 48 OF SAID PUBLIC RECORDS, A DISTANCE OF 798.92 FEET; THENCE NORTH 47°08'09" WEST, A DISTANCE OF 537.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.94 ACRES MORE OR LESS.