

ORDINANCE NO. 2000- 28
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, the Board of County Commissioners seeks to re-classify land designated on the Land Use Map from Residential Medium Density to Commercial; and

WHEREAS, the Board of County Commissioners held public hearings on July 24, 2000 and July 26, 2000; and

WHEREAS, the property is located on the west side of U.S. Highway 17 between Harts Road and Trinity Circle; and

WHEREAS, the Board of County Commissioners 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 Nassau County, Florida, and the specific area.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida, this 26TH day of July, 2000:

1. SECTION 1. PROPERTY RECLASSIFIED. The real property described in Section 2 is reclassified from RESIDENTIAL, MEDIUM DENSITY to COMMERCIAL on the Future Land Use Map of Nassau County.

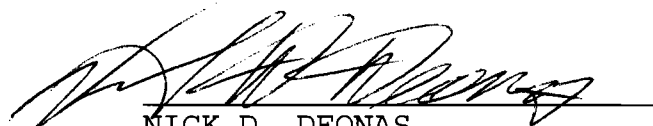
2. SECTION 2. OWNER AND DESCRIPTION. The land reclassified by this Ordinance is owned by **JAMES STEVENS, JR., AND HOLLAND ZELL PARTNERSHIP #1**, and is described as follows:

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

3. SECTION 3. This Amendment is a small-scale amendment pursuant to Florida Statutes, Section 163.3187.


4. SECTION 4. EFFECTIVE DATE. The effective date of this small scale 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.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



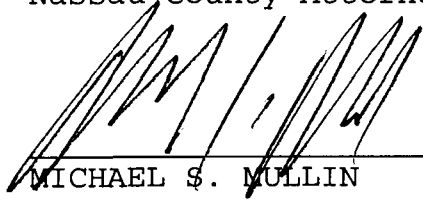
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

Coastal Land Surveyors

GENERAL
OFFICE OF CLERK OF COURTS
NASSAU COUNTY, FLORIDA

Boundary • Subdivisions • Topographic • Construction

99 SEP 24 PM 1:50

34 North 14th Street
Fernandina Beach, FL 32034
(904) 261-8850 Voice
(904) 277-6650 Fax

LEGAL DESCRIPTION NO. 9611-38A

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST,
NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF
TRINITY CIRCLE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE
34 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH
86 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY
LINE OF SAID TRINITY CIRCLE SOUTH, A DISTANCE OF 300 FEET TO
THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 00
MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID
TRINITY CIRCLE SUBDIVISION, A DISTANCE OF 722.80 FEET TO THE
EASTERLY SIDE OF THE CSX TRANSPORTATION RAILROAD (A 200 FOOT
RIGHT -OF-WAY); THENCE SOUTH 03 DEGREES 55 MINUTES 00
SECONDS WEST ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF
441.60 FEET TO NORTHEASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD;
THENCE SOUTH 37 DEGREES 32 MINUTES 00 SECONDS -EAST ALONG THE
NORTHEAST LINE OF SAID HARTS ROAD, A DISTANCE OF 171.70 FEET
TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTES 00 SECONDS
EAST, A DISTANCE OF 609.00 FEET TO A POINT; THENCE NORTH 04
DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 570.00 FEET TO
THE POINT OF BEGINNING.

CONTAINING 9.31 ACRES, MORE OR LESS, IN AREA.

PREPARED BY:
JIM PEACOCK P.S.M. NO. 3718