

**ORDINANCE NO. 2000-30**  
**AMENDMENT TO ORDINANCE NO. 91-04**  
**NASSAU COUNTY, FLORIDA**

**WHEREAS**, on the 28<sup>th</sup> 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 north side of Old Gerbing Road between Amelia Road and Philips Manor Road; 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.

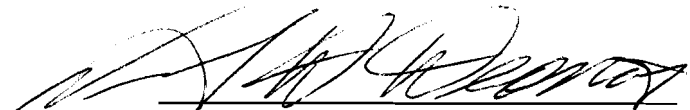
2. SECTION 2. OWNER AND DESCRIPTION. The land reclassified by this Ordinance is owned by **FAYE DUFFÉ**, and is described as follows:

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.

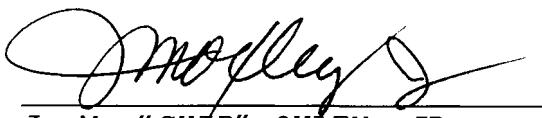
4. SECTION 4. EFFECTIVE DATE. The effective date of this small scale amendment shall be thirty-one (31) days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued 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



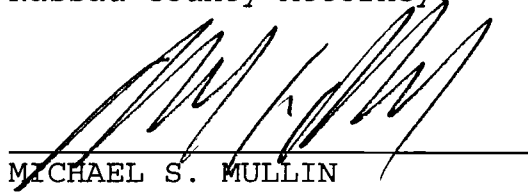
NICK D. DEONAS  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney;



A handwritten signature in black ink, appearing to read 'M. S. Mullin', is written over a horizontal line. The signature is stylized and cursive.

MICHAEL S. MULLIN

EXHIBIT "A"  
LEGAL DESCRIPTION

A PORTION OF LOTS A AND B AND ALL OF LOTS C, D, E, F, G, H, AND I, OAK GROVE, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT I; THENCE SOUTH 53°00'00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GERBING ROAD (AN UNOPENED 16-FOOT RIGHT-OF-WAY), A DISTANCE OF 349.52 FEET; THENCE SOUTH 11°10'00" EAST, A DISTANCE OF 41.68 FEET; THENCE SOUTH 61°58'00" WEST, A DISTANCE OF 93.79 FEET; THENCE NORTH 09°41'00" WEST, A DISTANCE OF 25.77 FEET TO THE SOUTHWEST CORNER OF LOT A, IN SAID OAK GROVE; THENCE NORTH 09°45'00" WEST, ALONG THE WESTERLY LINE OF SAID LOT A, A DISTANCE OF 124.68 FEET; THENCE NORTH 62°23'50" EAST, A DISTANCE OF 92.47 FEET TO THE EASTERLY LINE OF LOT B IN SAID OAK GROVE; THENCE NORTH 09°45'00" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 198.25 FEET TO THE NORTHERLY PLAT LINE OF SAID OAK GROVE; THENCE NORTH 77°28'15" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 311.08 FEET TO THE NORTHEASTERLY CORNER OF LOT I IN SAID OAK GROVE; THENCE SOUTH 09°45'00" EAST ALONG THE EASTERLY LINE OF SAID LOT I, A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.97 ACRES, MORE OR LESS.