

ORDINANCE NO. 2001 - 14
AMENDMENT TO ORDINANCE 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 Map 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 designation on the Land Use Map from Rural Residential to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on April 23, 2001; and

WHEREAS, the property is located on the East side of Interstate 95 on Hance Parkway off of U.S. 17, Yulee area; 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 Map 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 23rd day of April, 2001:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Rural Residential 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 **Ann C. Hance** and is described as follows:

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

3. **SECTION 3.** This amendment is made 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 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 that the amendment is in compliance with Section 163.3184, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



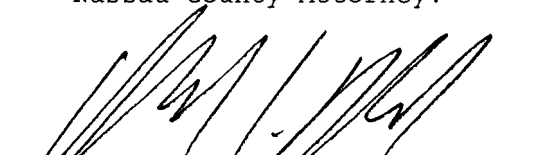
MARIANNE MARSHALL
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

DESCRIPTION: COMPREHENSIVE PLAN AMENDMENT TO C.H.T.

All that certain piece or parcel of land, lying and being a portion of Section 1, Township 3 North, Range 26 East, Nassau County, Florida and a portion of Section 36, Township 4 North, Range 26 East, Nassau County, Florida and being more particularly described as follows: For a Point of Reference, commence at the southwest corner of Section 36, aforementioned: thence N 88°44'54" E, along the South line of said section, a distance of 162.15 feet to a point on the easterly right-of-way of Interstate 95 (having a varied width right-of-way) and being the Point of Beginning; thence N 24°43'27" E, along said right-of-way, a distance of 36.91 feet to a point; thence N 24°43'22" E, along said right-of-way, a distance of 882.08 feet to a point; thence N 24°43'18" E, along said right-of-way, a distance of 108.99 feet to a point; thence S 65°17'26" E, a distance of 382.50 feet to a point; thence S 24°42'35" W, a distance of 1156.06 feet to a point; thence N 56°32'03" W, a distance of 387.26 feet to a point on said easterly right-of-way; thence N 24°43'27" E, along said right-of-way, a distance of 69.13 feet to the Point of Beginning, containing 9.90 acres, more or less.

PREPARED BY:

CARL D. MITCHELL, P.L.
1621 CLINCH DRIVE
FERNANDINA BEACH, FL.

Carl D. Mitchell