

ORDINANCE NO. 2002- 15
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 Recreation to Medium Density Residential; and

WHEREAS, the Board of County Commissioners held a public hearing on April 22, 2002; and

WHEREAS, the property is located on the east side of Sabal Palm Drive between Elderberry Road and Sweet Gum Road in the Amelia Island area of Fernandina Beach, Florida; 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 22nd day of April 2002:

1. SECTION 1. PROPERTY RECLASSIFIED. The real property described in Section 2 is reclassified from Recreation to Medium

Density Residential with a limit of three (3) dwelling units per acre on the Future Land Use Map of Nassau County.

2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by Summer Woods of Nassau County, Ltd., and is described as follows:

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

3. **SECTION 3.** ~~Based upon the agreed upon limitation by the applicant and the Board of County Commissioners of Nassau County, Florida,~~ 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



NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:

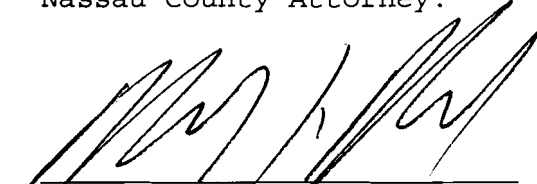

MICHAEL S. MULLIN

EXHIBIT "A"

A PORTION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105 (A-1-A) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (A 29.7 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 84 DEGREES 54 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ORANGE AVENUE, A DISTANCE OF 1019.85 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 94.53 FEET; THENCE NORTH 84 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 445.25 FEET; THENCE SOUTH 05 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 140.13 FEET; THENCE SOUTH 35 DEGREES 09 MINUTES 48 SECONDS EAST, A DISTANCE OF 86.92 FEET; THENCE SOUTH 40 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 147.23 FEET; THENCE NORTH 45 DEGREES 23 MINUTES 24 SECONDS EAST, A DISTANCE OF 91.94 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY OF SABLE PALM ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 35 DEGREES 09 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 139.17 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 11 MINUTES 05 SECONDS WEST, 138.67 FEET) TO THE SOUTHWEST CORNER OF LOT 10, 5115 PARKWAY, AS RECORDED IN PLAT BOOK 5, PAGES 196 AND 197 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 73 DEGREES 51 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINES OF LOTS 9 AND 10 OF SAID 5115 PARKWAY, A DISTANCE OF 283.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 16 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINES OF LOTS 6, 7 AND 8 OF SAID 5115, PARKWAY, A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 73 DEGREES 51 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 6, 5115 PARKWAY, A DISTANCE OF 47.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 13 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 5, OF 5115 PARKWAY, AFOREMENTIONED, A DISTANCE OF 115.78 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTH 79 DEGREES 13 MINUTES 28 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 43.79 FEET; THENCE SOUTH 13 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 288.32 FEET; THENCE SOUTH 79 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 240.39 FEET; THENCE SOUTH 10 DEGREES 08 MINUTES 08 SECONDS EAST, A DISTANCE OF 270.53 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY OF SABLE PALM ROAD, AFOREMENTIONED, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 281.29 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 09 MINUTES 16 SECONDS WEST, 277.20 FEET); THENCE NORTH 05 DEGREES 11 MINUTES 56 SECONDS WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 108.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 274.56 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20 DEGREES 10 MINUTES 52 SECONDS WEST, 271.45 FEET) TO THE POINT OF BEGINNING;