

ORDINANCE NO. 2002- 27
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 Medium Density Residential to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on May 20, 2002; and

WHEREAS, the property is located on the south side of A1A corner Harts Road and A1A, Yulee, Florida 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 20th day of May, 2002:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Medium Density 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 Anna J. Baker, 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



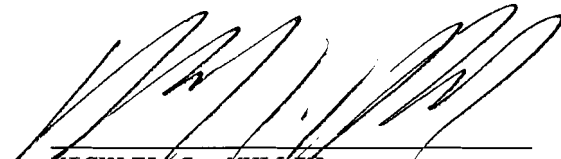
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLEIN

CPH 02-008
R02-018

BK 0823 PG 1996
OFFICIAL RECORDS

FILE: 98-108

EXHIBIT "A"

Parcel "A"

Lands being all of Block One (1) and a portion of Block Two (2) which includes Lots One (1) through Six (6) and Lots Seventeen (17) and Eighteen (18), recorded in Deed Book "Y" page 478, (March 9, 1894), Section Forty-two (42), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida. Also a portion of Railroad Avenue South (Sixty (60) foot right of way) found in Deed Book "Y", page 478. Also, that portion of Old Harts Road, lying Easterly of a Thirty-three (33) foot survey line of State road S-200-A, Section 74600-2175, said survey line being described as in Deed Book 272, page 83, of the official records of Nassau County, Florida.

Commence, for a POINT OF BEGINNING, at a point, where the Easterly right of way, as now established by the Florida Department of Transportation (a Sixty-six (66) foot right of way), intersects with A1A (State Road 200), Southerly right of way, as now established; run thence along said Southerly right of way, North Eighty (80) degrees, Thirty-four (34) minutes, Thirty-four (34) seconds East, a distance of Fifty-five and Forty-five hundredths (55.45) feet; run thence south Eighteen (18) degrees, Fifty (50) minutes, Fifty-five (55) seconds East a distance of Two Hundred Ninety-three and Seven Hundredths (293.07) feet; run thence South Seventy-one (71) degrees, Fourteen (14) minutes, Thirty-six (36) seconds West, a distance of One Hundred Eighty-two and Fifty-one hundredths (182.51) feet; run thence North Six (06) degrees, Twenty (20) minutes, Thirty-six (36) seconds West, a distance of One and Ninety-seven Hundredths (1.97) feet, to a point on a curve, concave Southeasterly, having a radius of One Thousand Three Hundred Ninety-nine and Thirty-nine Hundredths (1399.39) feet; run thence in a Northerly direction, along the arc of said curve, a distance of Three Hundred Twenty-six and Forty Hundredths (326.40) feet and along said right of way a chord distance of Three Hundre Twenty-five and Sixty-six hundredths (325.66) feet; the bearing of the aforementioned chord being North Three (03) degrees, Fifty-nine (59) minutes, Twenty-six (26) seconds East, to the POINT OF BEGINNING.

Parcel "B"

All that portion of Magnolia Avenue closed by Resolution No. 84-33, recorded in Official Records Book 436, page 163. All that portion of the Westerly One-Half (W 1/2) of Railroad Avenue, closed by Resolution No. 87-59, (Parcel "C") said resolution recorded in Official Records Book 529, pages 365-370, of the public records of Nassau County, Florida.