

ORDINANCE NO. 2002- 39
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 July 22, 2002; and

WHEREAS, the property is located on the east side of A1A between Scott Road and Orange Avenue, Fernandina Beach, 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 22nd day of July, 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 Donald L. and Cynthia L. Murphy, owners, 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



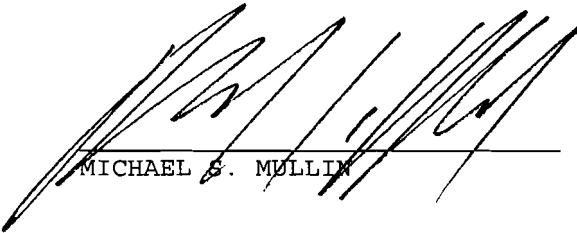
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

Parcel A:

A PORTION OF THE NORTH $\frac{1}{2}$ OF LOT 13, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "Y", PAGE 128.

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 04 DEGREES 03 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 953.70 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (A 29.70 FOOT RIGHT-OF-WAY); THENCE SOUTH 51 DEGREES 45 MINUTES 27 SECONDS WEST (SOUTH 51 DEGREES 50 MINUTES 20 SECONDS WEST PER DEED), ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 635.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 51 DEGREES 45 MINUTES 27 SECONDS WEST (SOUTH 51 DEGREES 50 MINUTES 20 SECONDS WEST PER DEED) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 206.90 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105 (A-1-A) A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 18 DEGREES 04 MINUTES 23 SECONDS EAST (SOUTH 18 DEGREES 04 MINUTES 40 SECONDS EAST PER DEED) ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 137.15 FEET (137.25 FEET PER DEED) TO A POINT; THENCE NORTH 62 DEGREES 25 MINUTES 45 SECONDS EAST (NORTH 62 DEGREES 34 MINUTES 40 SECONDS EAST PER DEED), A DISTANCE OF 205.13 FEET TO A POINT; THENCE NORTH 20 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 174.83 FEET TO THE POINT OF BEGINNING.

BEING 0.71 ACRES, MORE OR LESS, IN AREA.

A PORTION OF THE NORTH $\frac{1}{2}$ OF LOT 13, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN DEED BOOK "Y", PAGE 128.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 13 AFOREMENTIONED; AND RUN NORTH 04 DEGREES 03 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 476.85 FEET TO THE SOUTHEAST CORNER OF THE NORTH $\frac{1}{2}$ OF LOT 13 AFORESAID; RUN THENCE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID NORTH $\frac{1}{2}$ A DISTANCE OF 472.30 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 209.60 FEET TO A POINT WHERE SAID LINE IS INTERSECTED BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105, A-1-A,

(HAVING A RIGHT OF WAY OF 200.00 FEET); THENCE NORTH 18 DEGREES 04 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 116.00 FEET; RUN THENCE NORTH 62 DEGREES 34 MINUTES 40 SECONDS EAST A DISTANCE OF 205.08 FEET; RUN THENCE SOUTH 20 DEGREES 44 MINUTES 30 SECONDS EAST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME LAND DESCRIBED IN OFFICIAL RECORDS BOOK 284, PAGE 254, OF SAID NASSAU COUNTY, FLORIDA.