

ORDINANCE NO. 2002-50  
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 September 30, 2002 and on October 21, 2002; and

WHEREAS, the property is located on the north side of Amelia Island Parkway between Amelia Road and South 14<sup>th</sup> Street north of the airport, 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 21<sup>st</sup> day of October, 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.

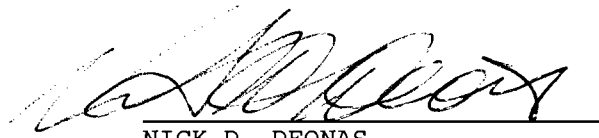
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by Nancy Hornbuckle, owner, and is described as follows:

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.

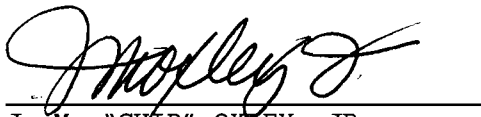
4. **SECTION 4. EFFECTIVE DATE.** The effective date of this small-scale amendment shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued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



# MANZIE & DRAKE LAND SURVEYING



Michael A. Manzie, P.L.S. • Frank L. Bowen, P.S.M. • Vernon N. Drake, P.S.M.

**EXHIBIT A**  
**LEGAL DESCRIPTION:**

PREPARED FOR AUSTIN & NANCY HORNSBUCKLE  
JANUARY 16, 2002

THE WEST ONE-HALF (W1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTH ONE-HALF (S1/2) OF LOT 6, "OCEAN BREEZE", A SUBDIVISION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 10, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND BEING A PORTION OF HIRTH ROAD, A PORTION OF LOT 105, "OCEAN BREEZE", A SUBDIVISION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

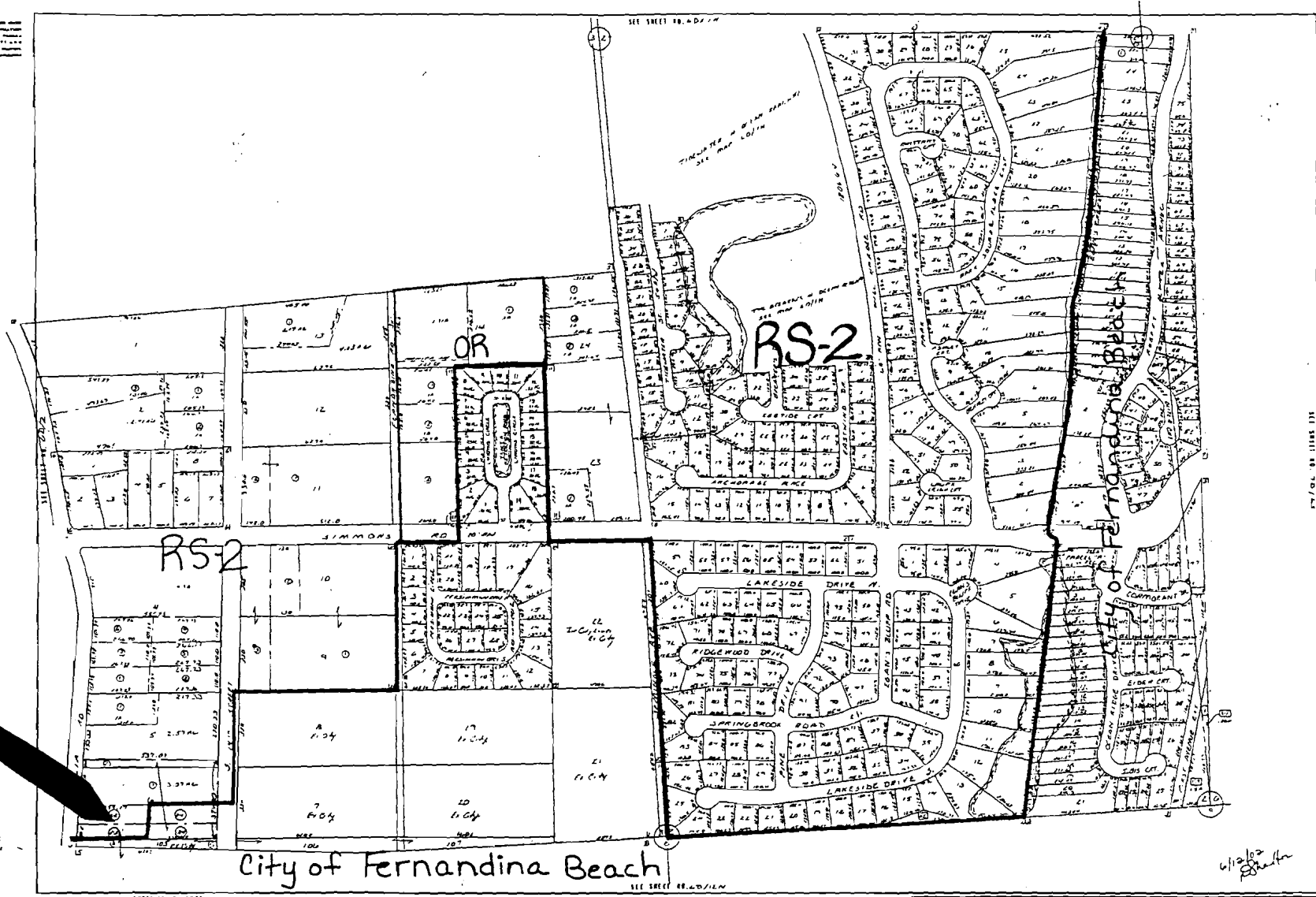
BEGIN AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W1/2) OF THE SOUTH ONE-HALF (S1/2) OF LOT 6, "OCEAN BREEZE", A SUBDIVISION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 10, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°19'59" WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID WEST ONE-HALF (W1/2) OF THE SOUTH ONE-HALF (S1/2) OF LOT 6, A DISTANCE OF 25.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIRTH ROAD; THENCE SOUTH 01°45'52" WEST A DISTANCE OF 195.64 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE SOUTH 09°39'53" WEST A DISTANCE OF 75.11 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 105A (AMELIA ISLAND PARKWAY) A 100 FOOT RIGHT-OF-WAY AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 269.62 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 88°30'24" AN ARC DISTANCE OF 416.49 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 42°45'39" WEST A DISTANCE OF 376.30 FEET; THENCE NORTH 01°30'26" EAST A DISTANCE OF 25.25 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIRTH ROAD; THENCE SOUTH 88°33'00" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIRTH ROAD, A DISTANCE OF 274.12 FEET TO THE POINT OF BEGINNING, EXCLUDING THESE PROPERTIES PRESENT IN SECTION 7.

SUBJECT TO POSSIBLE RIGHT-OF-WAY FOR HIRTH ROAD WHICH MAY OR MAY NOT BE ABANDONED.

CONTAINING 1.61 ACRES MORE OR LESS.

CPA 02-013 / R02 -022

THIS MAP WAS PREPARED BY THE PLANNING DEPARTMENT OF THE CITY OF FERNANDINA BEACH, FLORIDA, AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF CITY COMMISSIONERS.



ADDITIONAL CITY COMMISSIONERS' RESOLUTIONS ARE AVAILABLE AT THE CITY CLERK'S OFFICE.

**SUBDIVISION INDEX**

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