

ORDINANCE NO. 2003- 09
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 Agricultural to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on February 24, 2003; and

WHEREAS, the property is located on the west side of US Highway 1 between Pinebreeze Street and Pickett Street, near the intersection of Keme Road and US 1, Callahan, 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 24th day of February, 2003:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Agricultural 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 Gary and Iris Higginbotham, 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



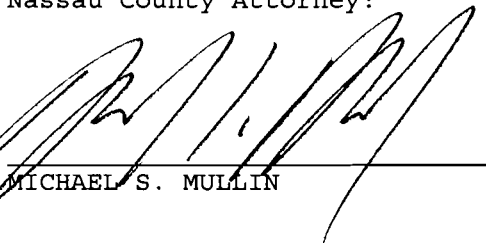
VICKIE SAMUS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE AND LYING IN AND BEING A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE CORNER COMMON TO SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 25 EAST AND SAID SECTIONS 32 AND 33; THENCE SOUTH 87°41'51" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1388.18 FEET; THENCE NORTH 40°24'51" EAST, A DISTANCE OF 2099.90 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 - STATE ROAD No. 15 (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 31°47'00" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 427.99 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 31°47'00" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 645.00 FEET; THENCE SOUTH 58°13'00" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET; THENCE NORTH 31°47'00" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 58°13'00" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 31°47'00" WEST, A DISTANCE OF 31.91 FEET; THENCE SOUTH 33°07'32" WEST, A DISTANCE OF 175.98 FEET; THENCE NORTH 69°40'36" WEST, A DISTANCE OF 500.00 FEET; THENCE NORTH 32°41'16" EAST, A DISTANCE OF 477.46 FEET; THENCE NORTH 66°13'00" EAST, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.85 ACRES, MORE OR LESS.