

**ORDINANCE NO. 2003-16**  
**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 Low Density Residential to High Density Residential; and

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

WHEREAS, the property is located on the east side of County Road 107/Nassauville Road, south of Hardy Allen Road, Nassauville 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 March, 2003:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Low Density Residential to High Density Residential on the Future Land Use Map of Nassau County.

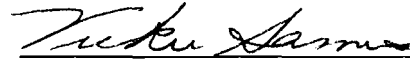
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by Liberty Development Florida, LLC, owner, and is described as follows:

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

  
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

‡ R03-011  
CPA03-003

# Coastal Land Surveyors

Boundary • Subdivisions • Topographic • Construction

34 North 14th Street  
Fernandina Beach, FL 32034  
(904) 281-8860 Voice  
(904) 277-6660 Fax

LEGAL DESCRIPTION NO. 9904-18L

A PORTION OF SECTIONS 40 AND 41,  
TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 28 EAST, SAID NASSAU COUNTY, FLORIDA; THENCE SOUTH 85 DEGREES 48 MINUTES 04 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 590.27 FEET TO A POINT; THENCE NORTH 04 DEGREES 39 MINUTES 32 SECONDS WEST, A DISTANCE OF 3135.69 FEET TO A POINT; THENCE SOUTH 85 DEGREES 20 MINUTES 28 SECONDS WEST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 20 MINUTES 28 SECONDS WEST, A DISTANCE OF 777.00 FEET TO A POINT; THENCE NORTH 04 DEGREES 39 MINUTES 32 SECONDS WEST, A DISTANCE OF 585.03 FEET TO A POINT LOCATED ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE AROUND AND ALONG SAID CURVE AN ARC DISTANCE OF 257.04 FEET ( SAID ARC BEING SUBTENDED BY A CHORD BEARING AN DISTANCE OF SOUTH 81 DEGREES 01 MINUTES 21 SECONDS EAST, 254.62 FEET ) TO A POINT; THENCE NORTH 85 DEGREES 20 MINUTES 28 SECONDS EAST, A DISTANCE OF 529.56 FEET TO A POINT; THENCE SOUTH 04 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.48 ACRES, MORE OR LESS, IN AREA.

PREPARED BY:  
JIM PEACOCK, P.S.M. NO. 3718