

ORDINANCE NO. 2003- 38  
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 Commercial to Agricultural; and

WHEREAS, the Board of County Commissioners held a public hearing on July 28, 2003; and

WHEREAS, the property is located on the west side of US Highway 1, between Davis Road and Conner Cutoff Road, Hilliard 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 28th day of July, 2003:

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

2. **SECTION 2. OWNER AND DESCRIPTION**. The land reclassified by this Ordinance is owned by William G. Smith and Mary F. Smith, Estate, 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



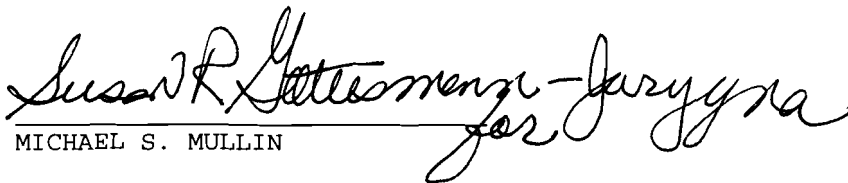
VICKIE SAMUS  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT A  
CPA03-010

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE,  
LYING AND BEING IN SECTION 30, TOWNSHIP 4 NORTH, RANGE 24  
EAST, NASSAU COUNTY, FLORIDA, AND DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF ST. MARYS  
HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 36, OF  
THE PUBLIC RECORDS OF SAID NASSAU COUNTY, THENCE GO NORTH  
28° 07' WEST ALONG THE WESTERLY SIDE OF THE 200 FOOT RIGHT-  
OF-WAY OF U.S. HIGHWAY NO. 1, FOR 230 FEET, THENCE GO SOUTH  
61° 53' WEST FOR 210 FEET, THENCE GO SOUTH 28° 07' EAST FOR  
230 FEET TO THE NORTHERLY LINE OF SAID LOT 1 OF ST. MARYS  
HEIGHTS, THENCE GO NORTH 61° 53' EAST FOR 210 FEET TO THE  
POINT OF BEGINNING. THIS PARCEL OF LAND CONTAINS 1.11  
ACRES, MORE OR LESS.