

ORDINANCE NO. 2003- 63  
AMENDMENT TO 91-04  
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28<sup>th</sup> day of January, 1991, the Board of County Commissioners of Nassau County, Florida, did adopt Ordinance No. <sup>91-04</sup>~~9-104~~, 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, Joy C. McKendree, owner, seek to re-classify land designated on the Land Use Map from Agricultural to Low Density Residential; and

WHEREAS, the Board of County Commissioners held a transmittal hearing on June 23, 2003; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County Commissioners transmitted copies of the proposed Comprehensive Plan Amendment to the Department of Community Affairs as the State Land Planning agency for written comment, and transmitted one (1) copy to each of the local government or governmental agencies in the State of Florida having filed with the Board of County Commissioners a request for a copy of the amended version of the Comprehensive Plan; and

WHEREAS, the Department of Community Affairs, by letter, has transmitted its objections, recommendations, and comments on the amended version of the Comprehensive Plan; and

WHEREAS, the Department of Community Affairs has indicated that the Department has reviewed the proposed amendment for consistency with Rule 9J-5, Florida Administrative Code (F.A.C.),

Chapter 163, Part II, Florida Statutes, and the adopted Nassau County Comprehensive Plan and raises no objections to the proposed amendment; and

**WHEREAS**, the Board of County Commissioners of Nassau County further considered all oral and written comments received during a public hearing, including the objections, recommendations and comments of the Department of Community Affairs; and

**WHEREAS**, the Board of County Commissioners finds that the amendment on 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 8th day of December, 2003:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Agricultural to Low 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 Joy C. McKendree, 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 pursuant to Florida Statutes 163.3184. The Board held public hearings with due public notice having been provided on the amended version of the Future Land Use Map amendment, reclassifying land designated as Agricultural to Low Density Residential.

4. SECTION 4. EFFECTIVE DATE. This Ordinance shall be filed with the Department of Community Affairs after adoption by the Board of County Commissioners. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
VICKIE SAMUS  
Its: Chairman

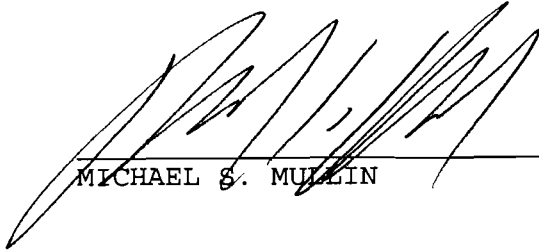
ATTEST:



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

Approved as to form by the  
Nassau County Attorney:



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MICHAEL S. MULLIN

# MANZIE & DRAKE LAND SURVEYING

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

## LEGAL DESCRIPTION

April 30, 2003

ALL OF LOTS 8, 9, 10 AND 13 TOGETHER WITH THAT PORTION OF LOT 6 THAT LIES NORTHWESTERLY OF AND ADJOINS THE NORTHWESTERLY LINE OF LOT 7 AND SOUTHEASTERLY OF AND ADJOINS THE CENTERLINE OF A BRANCH, SUBDIVISION OF THE F. GRIFFEN LANDS, BEING A SUBDIVISION OF THE NORTHEAST PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 39, PAGE 357, BEING MORE PARTICULARLY DESCRIBED BE METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT NORTHEASTERLY CORNER OF SAID SECTION 51; THENCE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND ALONG THE NORTHEASTERLY LINE OF LOTS 5 & 6 ACCORDING TO SAID SUBDIVISION OF THE F. GRIFFEN LANDS, A DISTANCE OF 1606.17 FEET TO A 4"x4" CONCRETE MONUMENT IN THE CENTERLINE OF A BRANCH AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 6, A DISTANCE OF 43.43 FEET TO THE NORTHEASTERLY CORNER OF LOT 7 ACCORDING TO SAID SUBDIVISION OF THE F. GRIFFEN LANDS; THENCE ALONG THE PERIMETER OF SAID LOT 7 THE FOLLOWING THREE COURSES: 1) SOUTH 43°43'55" WEST A DISTANCE OF 407.84 FEET; 2) SOUTH 46°38'55" EAST A DISTANCE OF 660.00 FEET; 3) NORTH 43°43'55" EAST A DISTANCE OF 407.84 FEET TO INTERSECT THE EASTERLY LINE OF SAID SECTION 51; THENCE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND ALONG THE NORTHEASTERLY LINE OF LOT 9 ACCORDING TO SAID SUBDIVISION OF THE F. GRIFFEN LANDS, A DISTANCE OF 396.42 FEET; THENCE SOUTH 43°43'28" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 682.03 FEET; THENCE ALONG THE PERIMETER OF SAID LOT 13 THE FOLLOWING TWO COURSES: 1) SOUTH 47°04'58" EAST A DISTANCE OF 210.19 FEET; 2) SOUTH 43°11'22" WEST A DISTANCE OF 202.88 FEET; THENCE NORTH 48°13'58" WEST, ALONG THE SOUTHWESTERLY PERIMETER OF LOTS 13, 10 & 8 RESPECTFULLY, A DISTANCE OF 1538.00 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP LABELED "MANZIE" "LB-7039"; ~~THENCE CONTINUE NORTH 48°13'58" WEST, ALONG THE~~ SOUTHWESTERLY PERIMETER OF SAID LOT 8, A DISTANCE OF 20 FEET MORE OR LESS TO THE CENTERLINE OF A BRANCH; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID BRANCH A DISTANCE OF 1122 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 21.49 ACRES MORE OR LESS.

  
MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069