

ORDINANCE NO. 2003- 64
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 Industrial to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on December 22, 2003; and

WHEREAS, the property is located on the northeast corner of State Road 200/A1A and Chester Road, Yulee 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 22nd day of December, 2003:

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

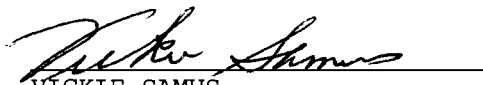
2. **SECTION 2. OWNER AND DESCRIPTION**. The land reclassified by this Ordinance is owned by James D. Phillips, Sr., and Priscilla Phillips, owners, and is described as follows:

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

A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST AND A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTH LINE OF SAID TOWNSHIP LINE IS INTERSECTED BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200-A (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 07 DEGREES 51 MINUTES 00 SECONDS WEST PER DEED ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1714.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 54 MINUTES 01 SECONDS EAST, A DISTANCE OF 181.07 FEET (SOUTH 72 DEGREES 47 MINUTES 50 SECONDS EAST, 181.10 FEET PER DEED) TO A POINT; THENCE SOUTH 08 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 171.67 FEET (SOUTH 08 DEGREES 17 MINUTES 30 SECONDS WEST, 171.25 FEET PER DEED) TO A POINT; THENCE NORTH 72 DEGREES 43 MINUTES 54 SECONDS WEST, A DISTANCE OF 179.38 FEET (NORTH 72 DEGREES 44 MINUTES 27 SECONDS WEST, 179.83 FEET PER DEED) TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200-A, AFOREMENTIONED; THENCE NORTH 07 DEGREES 43 MINUTES 11 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 171.42 FEET (NORTH 07 DEGREES 51 MINUTES 00 SECONDS EAST, 171.46 FEET PER DEED) TO THE POINT OF BEGINNING.

PIN: 01-2N-27-0000-0001-0010

G.D. Phillips