

ORDINANCE NO. 2004 -27
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 and Residential to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on June 28, 2004; and

WHEREAS, the property is located on the approximately 300' to the west of the intersection of SR200/AlA and Harry Green 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 28th day of June, 2004:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Commercial and Residential 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 Stephen Benton and Betty Faye Benton, 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



FLOYD L. VANZANT
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

Part of Section 52, Township 3 North, Range 27 East, Nassau County, Florida, and more particularly described as follows:

Commence at the Northwest corner of said Section 52, Township 3 North, Range 27 East, Nassau County, Florida, thence South 23 degrees, 16 minutes East along the Westerly line of Section 52 for 1,522 feet to the North line of State Road No. 200; thence South 84 degrees, 51 minutes East along the said North line of State Road No. 200 for 444.20 feet for a Point of Beginning; thence continue South 84 degrees, 51 minutes East along the said North line of State Road No. 200 for 200 feet; thence North 0 degrees, 15 minutes, 42 seconds East for 399.12 feet; thence North 84 degrees, 51 minutes West for 200 feet; thence South 0 degrees, 15 minutes, 42 seconds West for 399.12 feet to the Point of Beginning.