

ORDINANCE NO. 2004- 37
AMENDMENT TO 91-04
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of January, 1991, the Board of County Commissioners of 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, Joy C. McKendree and William McKendree, owners, 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 January 26, 2004; 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 notified the county that the proposed plan amendment need not be formally reviewed for consistency with Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code. The Department will waive the Objections, Recommendations, and Comments on the amended version of the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Nassau County held an adoption hearing on July 26, 2004 and further considered all oral and written comments received during the public hearing; 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 26th day of July, 2004:

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 William McKendree, and is described as follows:

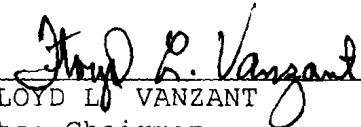
See Exhibit "A" attached hereto and
made a part hereof by specific reference.

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.

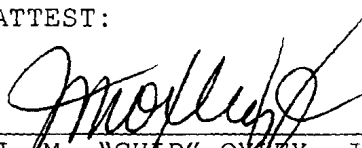
4. SECTION 4. EFFECTIVE DATE. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



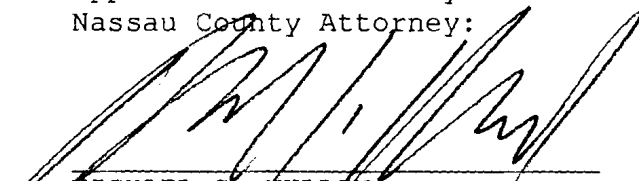
FLOYD L. VANZANT
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLEN

OCT-02-2003 THU 03:31 PM

P. 002

MANZIE & DRAKE LAND SURVEYING

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



LEGAL DESCRIPTION

September 29, 2003

ALL OF LOTS 14 THROUGH 19, INCLUSIVE, SUBDIVISION OF THE F. GRIFFIN LANDS, BEING A SUBDIVISION OF A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, AND SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 39, PAGE 357, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 51; THENCE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND ALONG THE EASTERLY LINE OF SAID F. GRIFFIN LANDS, A DISTANCE OF 2915.71 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46°38'55" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 51 AND 44 AND ALONG THE EASTERLY LINE OF SAID F. GRIFFIN LANDS (LOTS 14,16,17,18&19 RESPECTIVELY), A DISTANCE OF 1977.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 19; THENCE SOUTH 43°39'50" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 19, A DISTANCE OF 833.07 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 48°06'38" WEST, ALONG THE WESTERLY LINE OF SAID F. GRIFFIN LANDS LOTS 19,18,17&15 RESPECTIVELY, A DISTANCE OF 1972.54 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 15; THENCE ALONG THE PERIMETER OF SAID LOT 15 THE FOLLOWING (5) COURSES: (1) NORTH 43°11'22" EAST A DISTANCE OF 202.88 FEET; (2) NORTH 47°04'58" WEST A DISTANCE OF 210.19 FEET; (3) NORTH 43°22'28" EAST A DISTANCE OF 53.20 FEET; (4) SOUTH 46°43'42" EAST A DISTANCE OF 210.29 FEET; (5) NORTH 43°23'03" EAST A DISTANCE OF 111.13 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 15; THENCE NORTH 43°18'22" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 14, A DISTANCE OF 517.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.157 ACRES MORE OR LESS.

Michael A. Manzie, P.L.S.

Florida Registration No. 4069

Job No. 15213A

Ann Gregory

491-3611

McKendree 2