

ORDINANCE NO. 2004-50
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 reclassify land designation on the Land Use Map from Low Density Residential to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on October 25, 2004; and

WHEREAS, the property is located on the north side of SR200/A1A between Harry Green Road and Peoples 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 25th day of October, 2004:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Low Density

Residential to Commercial on the Future Land Use Map of Nassau County, Florida.

2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by David E. Turner and Judith H. Turner, 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 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



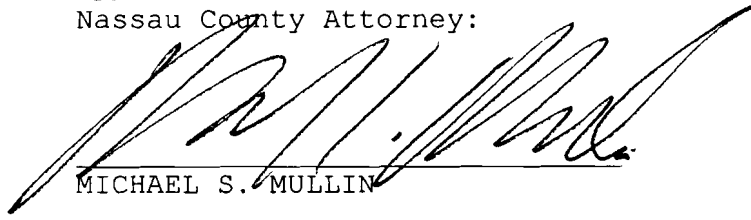
FLOYD I. VANZANT
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

"LOT 64 through 72, W.H. FLOOD SUBDIVISION (Unrecorded) BEING A PORTION OF (JOHN VAUGHAN GRANT) SECTION 52, TOWNSHIP 3 NORTH , RANGE 27 EAST, AND A PORTION OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA BEING A PORTION OF THOSE LANDS DESCRIBED IN DEED BOOK 228, PAGE 244, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA"