

ORDINANCE NO. 2004-51
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 Medium 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 northeast corner of SR200/A1A and Blackrock 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 Medium 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 Marie E. Clark, Irene Bows, Mable Kimble and Mary Curtis, 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



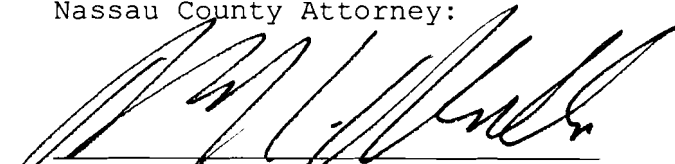
FLOYD W. VANZANT
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

CPA 04-011

R04-029

Legal Description

All that certain lot, tract or parcel of land situated. Lying and being in the north one half of lot numbered three, Section 21, Township 2 North, Range 20 east, Nassau County, Florida, and more fully described as follows:

Beginning at the northwest corner of said Lot 3 and run East along the North boundary of said Lot 3 for a distance of 201.00 feet to the northwest corner of the tract of land herein conveyed. Thence run South 7 degrees East, 290 feet to the North boundary of the right-of-way of State Highway No. 13. Thence, Southeasterly along said highway for a distance of 250 feet. Thence North 7 degrees West for a distance of 380 feet, thence run West along the Northern boundary of said Lot 3 for a distance of 250 feet to the place of beginning, containing 2 acres, more or less.

IN OR 775/1157 EX RW IN OR 212/288, 1.5 acres,
AS RECORDED IN RECORDS OF NASSAU COUNTY, FL