

ORDINANCE NO. 2004-60
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 December 13, 2004; and

WHEREAS, the property is located on the east side of U.S. Highway 1 between Burgess-Geiger Road and Empire Point Road, Hilliard 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 13th day of December, 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 Robert and Vicki Drury, 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.

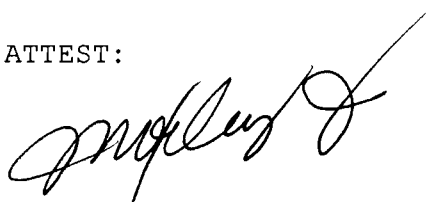
4. **SECTION 4. EFFECTIVE DATE.** The effective date of this small-scale amendment shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued 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



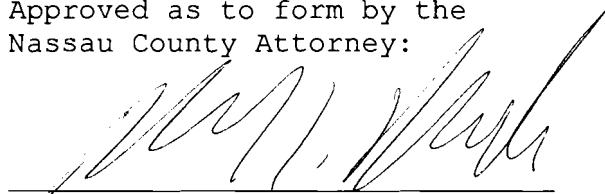
FLOYD I. VANZANT
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT A

A PART OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH 02 DEGREES, 58 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 1983.90 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE NORTH 87 DEGREES, 02 MINUTES, 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID SOUTH ONE-HALF AS MONUMENTED AND OCCUPIED, A DISTANCE OF 657.70 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED). THENCE SOUTH 52 DEGREES, 51 MINUTES, 00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 82.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 52 DEGREES, 51 MINUTES, 00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 822.26 FEET; THENCE NORTH 01 DEGREES, 44 MINUTES, 52 SECONDS WEST, A DISTANCE OF 570.64 FEET; THENCE SOUTH 88 DEGREES, 01 MINUTES, 10 SECONDS WEST A DISTANCE OF 528.39 FEET; THENCE SOUTH 63 DEGREES, 13 MINUTES, 35 SECONDS WEST, A DISTANCE OF 123.09 FEET TO THE POINT OF BEGINNING. 4.5 acres.