

ORDINANCE NO. 2000- 52
AMENDMENT TO ORDINANCE NO. 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 Plan 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 designated on the Land Use Map from Commercial to Medium Density Residential; and

WHEREAS, the Board of County Commissioners held a public hearing on November 27, 2000 and December 18, 2000; and

WHEREAS, the property is located on the west side of A1A/SR 105 between Orange Avenue and Maxine Street, Fernandina Beach 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 Plan 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 18th day of December, 2000:

1. SECTION 1. PROPERTY RECLASSIFIED. The real property described in Section 2 is reclassified from COMMERCIAL to MEDIUM DENSITY RESIDENTIAL on the Future Land Use Map of Nassau County.

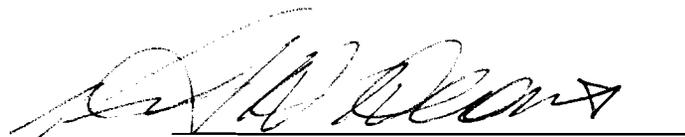
2. SECTION 2. OWNER AND DESCRIPTION. The land reclassified by this Ordinance is owned by **Betty T. Waas, Mahalah Roslie, and Guy and Latrelle Maddox** and is described as follows:

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.

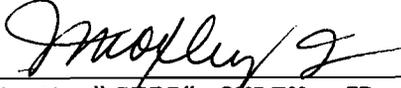
4. SECTION 4. EFFECTIVE DATE. The effective date of this small-scale amendment shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by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



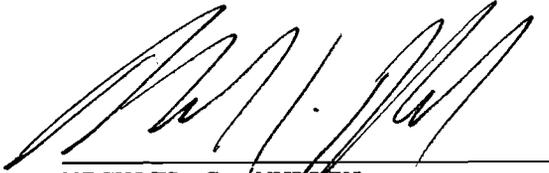
NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"
legal.txt

Parcel MAIN

Beginning at the southeastern corner of lot three (P.O.B.) to a point on a circular curve concave to the Southwest and having a radius of 2,884.7900 feet and a tangent bearing of North 5° 47' 39.17" West; thence run along the arc of said circular curve through a central angle of 12° 17' 00.68" for a distance of 618.4641 feet; thence North 18° 04' 39.98" West a distance of 538.9581 feet; thence South 51° 55' 29.99" West a distance of 248.5302 feet; thence South 37° 44' 09.19" East a distance of 142.8023 feet; thence South 32° 28' 55.15" East a distance of 141.0586 feet; thence South 8° 55' 59.36" East a distance of 37.6946 feet; thence South 27° 13' 08.37" East a distance of 118.3672 feet; thence South 14° 36' 39.27" East a distance of 176.1148 feet; thence South 6° 26' 25.35" East a distance of 49.8114 feet; thence South 1° 43' 42.09" East a distance of 67.9057 feet; thence South 11° 26' 50.26" East a distance of 98.4821 feet; thence South 26° 21' 39.22" West a distance of 58.9516 feet; thence South 12° 15' 51.48" West a distance of 67.7055 feet; thence South 1° 02' 05.23" East a distance of 93.4580 feet; thence North 88° 00' 47.59" East a distance of 234.8117 feet to the P.O.B.

Containing 4.4003 acres, more or less.