

ORDINANCE NO. 2002- 57  
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 November 25, 2002; and

WHEREAS, the property is located on the south side of A1A (SR 200) between Christian Way and Amelia Concourse, Yulee, Florida, 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 November, 2002:

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.
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by Rayland, owner, 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



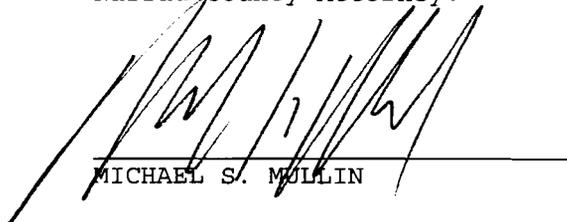
NICK D. DEONAS  
Its: Chairman

ATTEST:



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

Approved as to form by the  
Nassau County Attorney:



MICHAEL S. MULLIN

CPA 02-014

# LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND AT THE RIGHT-OF-WAY CENTERLINE OF STATE ROAD NO. 200-A (A 100-FOOT RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74600-2150 (7460-175) INTERSECTS THE RIGHT-OF-WAY CENTERLINE OF STATE ROAD NO. 200/A-1-A (A VARYING RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74080-2503) AND RUN SOUTH 00°-23'-55" EAST, A DISTANCE OF 96.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200/A-1-A; RUN THENCE THE FOLLOWING FIVE (5) COURSES ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE: (1) NORTH 72°-46'-59" WEST, A DISTANCE OF 371.73 FEET TO A POINT; (2) NORTH 75°-38'-44" WEST, A DISTANCE OF 200.27 FEET TO A POINT; (3) NORTH 72°-46'-59" WEST, A DISTANCE OF 400.11 FEET TO A POINT; (4) NORTH 69°-55'-14" WEST, A DISTANCE OF 200.30 FEET TO A POINT; (5) NORTH 72°-46'-59" WEST, A DISTANCE OF 1344.89 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5606.17 FEET, A CHORD DISTANCE OF 546.89 FEET TO THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 75°-34'-44" WEST. SAID POINT BEING A NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, (ACCORDING TO DEED RECORDED IN BOOK 656, PAGE 0001 OF THE OFFICIAL RECORDS OF SAID COUNTY).

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 04°-38'-48" WEST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 149.11 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF THE BOARD OF COMMISSIONERS OF NASSAU COUNTY, (DESCRIBED AS PARCEL B IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 655, PAGE 1308); RUN THENCE NORTH 85°-21'-12" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE SOUTH 04°-38'-48" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, (ACCORDING TO DEED RECORDED IN BOOK 655, PAGE 1294 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 85°-21'-12" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE SOUTH 04°-38'-48" WEST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 115.00 FEET TO A POINT AT A NORTHEAST CORNER OF THE AFOREMENTIONED LANDS OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY DESCRIBED IN DEED RECORDED IN BOOK 656, PAGE 0001; RUN THENCE NORTH 85°-21'-12" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 414.03 FEET TO A POINT ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF LOFTON PROFESSIONAL PLAZA, LLC (ACCORDING TO DEED RECORDED IN BOOK 579, PAGE 407 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 03°-28'-57" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF FERNANDINA ANIMAL CLINIC, INC. (ACCORDING TO DEED RECORDED IN BOOK 901, PAGE 931 OF THE OFFICIAL RECORDS OF NASSAU COUNTY), A DISTANCE OF 366.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200/A-1-A; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, (1) SOUTH 84°-44'-59" EAST, A DISTANCE OF 69.38' TO A POINT OF TANGENCY IN LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE; (2) RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5606.17 FEET, A CHORD DISTANCE OF 623.48 FEET TO THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 81°-33'-44" EAST.