

**ORDINANCE NO. 2004 -16**  
**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 Commercial to Low Density Residential; and

WHEREAS, the Board of County Commissioners held a public hearing on April 26, 2004; and

WHEREAS, the property is located on the west side of US 1 North between Pratt Siding Road and Ivy's Place, Callahan 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 26th day of April, 2004:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Commercial to Low 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 Henry and Sonya Kelly, 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, 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

  
\_\_\_\_\_  
FLOYD L. VANZANT  
Its: Chairman

ATTEST:

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

Approved as to form by the  
Nassau County Attorney:

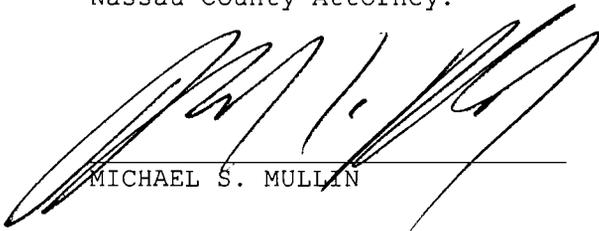
  
\_\_\_\_\_  
MICHAEL S. MULLIN

EXHIBIT A

Rec 10.5  
Doc 772

A portion of Section 37, Township 3 North, Range 24 East, Nassau County, Florida, being more particularly described as follows:

For a point of reference commence at a point where the northerly line of said Section 37 is intersected by the westerly right-of-way line of U.S. Highway No. 1 (A 150 foot right of way as now established); thence south 32 degrees 50 minutes 00 seconds east along said westerly right-of-way line, a distance of 2362.73 feet to the point of beginning; thence continue south 32 degrees 50 minutes 00 seconds east along said westerly right-of-way line, a distance of 199.08 feet to a point; said point being on the southerly line of a 33 foot wide easement for ingress and egress posted as "Ivey Place"; thence south 57 degrees 08 minutes 57 seconds west, a distance of 384.85 feet (south 57 degrees 10 minutes 00 seconds west, 384.77 feet per deed) to a point. thence north 32 degrees 22 minutes 53 seconds west (north 33 degrees 00 minutes 00 seconds west per deed), a distance of 32.95 feet to a point; thence north 33 degrees 01 minutes 35 seconds west (north 33 degrees 00 minutes 00 seconds west per deed), a distance of 209.78 feet to a point; thence north 57 degrees 00 minutes 29 seconds east, a distance of 123.45 feet; thence south 30 degrees 11 minutes 51 seconds east, a distance of 40.00 feet to a point; thence north 58 degrees 00 minutes 58 seconds east, a distance of 263.72 feet to the westerly right-of-way line of U.S. Highway No. 1, aforementioned, and the point of beginning.

This conveyance is made subject to the attached Easements. Containing 1.89 acres, more or less, in area.

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EASEMENT "A"  
30' X 60' WELL EASEMENT

A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 24 EAST,  
NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE  
NORTHERLY LINE OF SAID SECTION 37 IS INTERSECTED BY THE  
WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1 ( A 150  
FOOT RIGHT-OF-WAY AS NOW ESTABLISHED ); THENCE SOUTH 32  
DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT-  
OF-WAY LINE, A DISTANCE OF 2528.91 FEET TO A POINT; THENCE  
SOUTH 57 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF  
91.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  
57 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 30.00  
FEET TO A POINT; THENCE NORTH 32 DEGREES 50 MINUTES 38  
SECONDS WEST, DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH  
57 DEGREES 09 MINUTES 22 SECONDS EAST, A DISTANCE OF 30.00  
TO A POINT; THENCE SOUTH 32 DEGREES 50 MINUTES 38 SECONDS  
EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

EASEMENT "B"  
30' EASEMENT FOR INGRESS AND EGRESS

A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 24 EAST,  
NASSAU COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE  
NORTHERLY LINE OF SAID SECTION 37 IS INTERSECTED BY THE  
WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1 ( A 150  
FOOT RIGHT-OF-WAY AS NOW ESTABLISHED ); THENCE SOUTH 32  
DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT-  
OF-WAY LINE, A DISTANCE OF 2528.91 FEET TO A POINT; THENCE  
SOUTH 57 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF  
354.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  
57 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 30.00  
FEET TO A POINT; THENCE NORTH 33 DEGREES 01 MINUTES 35  
SECONDS WEST ( NORTH 33 DEGREES 00 MINUTES 00 SECONDS WEST  
PER DEED ), DISTANCE OF 318.89 FEET TO A POINT; THENCE NORTH  
60 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 30.07 TO  
A POINT; THENCE SOUTH 33 DEGREES 01 MINUTES 35 SECONDS EAST,  
A DISTANCE OF 316.94 FEET TO THE POINT OF BEGINNING.