

ORDINANCE NO. 2005- 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 Low Density Residential to Commercial; and

WHEREAS, the Board of County Commissioners held a public hearing on June 27, 2005; and

WHEREAS, the property is located on the east side of CR 107 across from the intersection of Hendricks Road, 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 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 27th day of June, 2005:

1. **SECTION 1. PROPERTY RECLASSIFIED.** The real property described in Section 2 is reclassified from Low Density

Residential to Commercial on the Future Land Use Map of Nassau County, Florida.

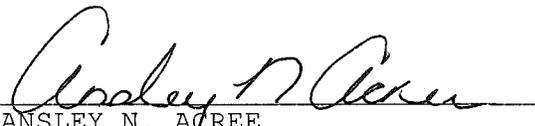
2. **SECTION 2. OWNER AND DESCRIPTION.** The land reclassified by this Ordinance is owned by John J. and Paula M. Carter and Michael W. and Joan K. George, owners, and is described as follows:

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.

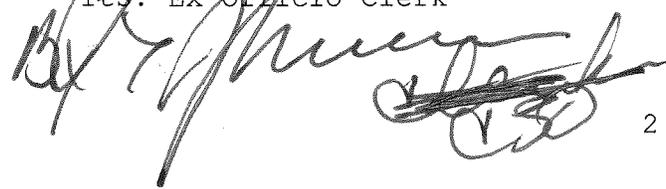
4. **SECTION 4. EFFECTIVE DATE.** The effective date of this small-scale amendment shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued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

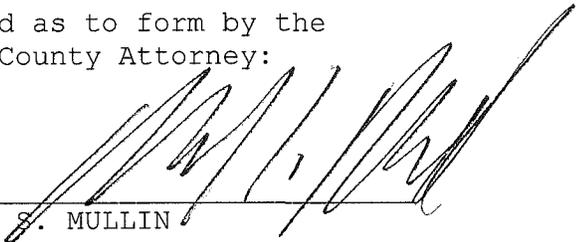

ANSLEY N. ACREE
Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk



Approved as to form by the
Nassau County Attorney:



MICHAEL S. MULLIN



EXHIBIT A

Book 984 Page 932

LEGAL DESCRIPTION

A portion of the Samuel Harrison Grant, Section 44, Township 2 North, Range 28 East, Nassau County, Florida. Said portion being more particularly described as follows:

For a point of reference commence at an iron pipe where the Northeasterly right of way line of State Road No. 107 Seymore Point Branch (a 66 foot right of way) intersects with the Easterly right of way of State Road No. 107 Nassauville Branch (a 66 foot right of way), and run North 5° 55' 30" West along said Easterly right of way a distance of 1996.20 feet to an iron for the Point of Beginning.

154.92 - From the Point of Beginning thus described continue North 5° 55' 30" West along said right of way a distance of 15.92 feet to the beginning of a curve concave to the Easterly having a radius of 3,786.83 feet; continue along said Easterly right of way and along the arc of said curve a chord distance of 154.92 feet (the bearing of the aforesaid chord being North 4° 45' 30" West);

154.08 - run thence North 87° 30' 10" East a distance of 369.19 feet; run thence South 4° 01' 40" East a distance of 185.50 feet; run thence South 89° 56' West a distance of 367.45 feet to the Point of Beginning.

87.30' 10"

LESS AND EXCEPT part in Official Records Book 680, page 491 and Official Records Book 680, page 503, both of the public records of Nassau County, Florida.

END OF LEGAL DESCRIPTION

Official Records Book 984 Page 932
Certified Copy